HOUSING MARKET INFORMATION

HOUSING MARKET OUTLOOK
Canada Edition

CANADA MORTGAGE AND HOUSING CORPORATION

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Canada's Housing Market to Remain Steady

Overview[1]

Housing Starts:
2012: 190,000
2013: 193,800

Resales:
2012: 457,300
2013: 468,200

Housing starts: After an active 2011, multiple starts are expected to moderate while single starts will level off. For 2011, housing starts came in at 193,950 units. Looking ahead, starts are forecast to be 190,000 for 2012 and 193,800 for 2013.

Resales: Sales of existing homes through the Multiple Listing Service® (MLS®)[2] are expected to remain stable in 2012 and rise slightly in 2013. For 2011, resales came in slightly over 456,000 units. Moving forward, 457,300 resales are forecast for 2012 and 468,200 for 2013.

Resale prices: Balanced market conditions are expected in most local markets. The average MLS® price is expected to rise modestly over the forecast horizon. For 2011, the average MLS® price was just above $363,000. 2012 will see a moderate increase to $368,900, while 2013 will see further growth to $379,000.

Cross-Canada Highlights

Eastern Canada: Over the course of 2012, all six Eastern Canadian provinces are expected to see a contraction in housing starts. By 2013, however, modest growth will return to Quebec and Ontario.

Western Canada: All four Western Canadian provinces will see growth in housing starts in 2012, with Alberta leading the way at 13.2 per cent. In 2013, all western provinces, except Saskatchewan, will see positive growth. In 2013, Saskatchewan's total starts are expected to contract by 2.7 per cent.

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[1]The outlook is subject to uncertainty. Although point forecasts are presented in this publication, CMHC also presents forecast ranges and risks where appropriate. The forecasts and historical data included in this document reflect information available as of January 18, 2012.
[2]Multiple Listing Service® (MLS®) is a registered trademark owned by the Canadian Real Estate Association.

Canada

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National Housing Outlook

Total Housing Starts

Canadian housing starts increased over the course of 2011. On a seasonally adjusted basis, quarterly housing starts grew quickly during the first nine months of 2011. By the fourth quarter, however, starts had moderated somewhat. All-in-all, total housing starts were up 2.1 per cent to 193,950 units last year. Looking ahead, starts are expected to slightly moderate during 2012 and then start to increase over the course of 2013.

Given the heightened degree of economic and financial uncertainty, an array of economic scenarios was considered to generate a range for the housing outlook in 2012 and 2013. Accordingly, it is expected that starts will be between 164,000 and 212,700 units in 2012 and between 168,900 and 219,300 units in 2013. CMHC's point forecast for housing starts is 190,000 units for 2012, followed by a slight increase to 193,800 in 2013.

Housing starts growth will be regionally mixed in 2012. All four western provinces will have positive growth in 2012, while all six eastern provinces will see a contraction. By 2013 there will be more broad-based growth. In 2013, the western provinces, particularly British Columbia and Alberta, will again lead the way in terms of growth.

Single-detached starts moderating

Single starts decreased to 82,392 units in 2011 from the post-recession recovery of 92,554 units in 2010. The number of single-detached starts is expected to be stable at 82,700 in 2012. An increase is expected for 2013, when single starts will move to 86,300, up 4.4 per cent from 2012.

The construction of single-detached homes will decrease in half of Canada's provinces in 2012. The largest decline will be in New Brunswick at -17.7 per cent, followed by Ontario at -13.7 per cent. The strongest growth in single starts will be in Alberta, at 13.9 per cent, followed by British Columbia, at 12.8 per cent.

Multi-family to moderate

After experiencing strong growth in 2010 and 2011, the number of multi-family housing starts, which consist of row, semi-detached and apartment units, is expected to moderate in 2012. Looking ahead to 2013, relative stability will occur. Overall, there will be about 107,300 multiple unit starts in 2012 and about 107,500 units in 2013.

During 2012, only the western provinces will experience positive growth in the multiples segment. Leading the way will be Saskatchewan at 18.1 per cent, followed by Alberta at 12.3 per cent. At the other end of the spectrum, multiple starts are expected to decrease in the remaining six eastern provinces. The largest decreases will occur in Nova Scotia at -19.2 per cent, followed by Quebec at -17.4 per cent and Prince Edward Island at -16.5 per cent.

MLS® sales set to move higher by 2013

Sales of existing homes through the Multiple Listings Service® (MLS®) are expected to remain stable in 2012 and rise slightly in 2013. As is the case for housing starts, a range of forecasts for MLS® sales that reflect different economic scenarios was generated. For 2012, MLS® sales are forecast to be between 406,000 and 504,500 units. In 2013, MLS® sales will be between 417,600 and 517,400 units. CMHC's point forecast is 457,300 MLS® sales for 2012 and 468,200 for 2013.

Balanced market conditions continue

Over the course of 2011, new listings outpaced existing home sales. As a consequence, the resale market remained in balanced market conditions. Moving forward, we expect balanced market conditions to prevail and the average MLS® price to remain relatively stable at a rate roughly in line with inflation to the end of 2013. The average MLS® price is forecast to be between $330,000 and $410,000 in 2012 and between $335,000 and $430,000 in 2013. CMHC's point forecast for the average MLS® price is $368,900 in 2012, while 2013 will see an increase to $379,000.

Risks to the outlook

Uncertainty continues to affect the global economy. Accordingly, there are both upside and downside risks to the outlook.

Some upsides include the potential that the U.S. could recover more quickly than anticipated, which would be positive for U.S. employment and economic growth. In turn, this could boost employment growth in Canada and thus lead to a stronger than expected housing market.

Some continuing downsides include a slower than expected recovery for the U.S., reduced economic growth in emerging economies and a downturn in parts of Europe. Such events could result in slower employment growth in Canada, which could lead to lower demand for housing.

The outlook also assumes that mortgage rates will remain flat through most of 2012 and start increasing moderately in late 2012 or early 2013. Should rates move lower than projected, housing starts and MLS® sales could be higher than expected and house prices could grow at a faster pace than forecast. Alternatively, should financial market expectations improve and interest rates move higher than projected, housing starts and MLS® sales could be lower than expected and house prices could grow at a slower pace than forecast.

Trends Impacting Housing

Mortgage Rates

The latest announcement by the Bank of Canada (January 17, 2012) indicates that the Bank will be leaving the target overnight interest rate unchanged at 1.0 per cent for the medium term. The Bank has been noting that continuing global economic and financial uncertainty, particularly in Europe, continues to be a concern. As a result, the Bank reports that there is no need to modify its stance of monetary policy. The last increase in the overnight interest rate occurred on September 8, 2010 when the Bank of Canada raised it by 25 basis points. Mortgage rates, particularly short-term mortgage rates and variable mortgage rates, are expected to remain near historically low levels.

According to CMHC's base case scenario, posted mortgage rates will remain flat through most of 2012 and start increasing moderately in late 2012 or early 2013. For 2012, the one-year posted mortgage rate is expected to be in the 3.3 to 3.6 per cent range, while the five-year posted mortgage rate is forecast to be within 5.1 to 5.4 per cent. For 2013, the one-year posted mortgage rate is expected to be in the 3.3 to 4.1 per cent range, while the five-year posted mortgage rate is forecast to be within 5.1 to 5.9 per cent.

Migration

Total net migration (net international migration including non-permanent residents) is estimated to be 233,846 in 2011. For 2012, however, net migration is expected to increase to 253,800, while 2013 will see a further increase to 258,800. These increases will help support Canada's housing sector.

Gross Domestic Product, Employment and Income

In accordance with the consensus among prominent Canadian economic forecasters, growth in Gross Domestic Product is forecast to be 2.1 per cent in 2012 and 2.5 per cent in 2013. Employment is forecast to increase by 1.4 per cent in 2012, while 2013 will see an increase of 2.0 per cent (see page 26 for forecast ranges). The unemployment rate is expected to decrease from 7.4 per cent in 2011 to 7.3 per cent in 2012. Moving further ahead to 2013, an unemployment rate of 6.3 per cent is expected. The forecast ranges for the aforementioned macroeconomic variables reflect the current heightened level of uncertainty in financial markets.

TRENDS AT A GLANCE

Key Factors and their Effects on Housing Starts

Mortgage Rates	Short-term mortgage rates and variable mortgage rates are expected to remain near historically low levels. The outlook also assumes that mortgage rates will remain flat through most of 2012 and start increasing moderately in late 2012 or early 2013. This will continue to support housing demand.
Employment	In the 12 months to December 2011, employment grew by 1.2 per cent while the unemployment rate stood at 7.5 per cent. Over the December-to-December period, full-time employment rose by 1.5 per cent (+207,700), while part-time work declined 0.3 per cent (-8,600). Employment is forecast to grow by 1.3 per cent in 2012 and 2.0 per cent in 2013. These positive employment results will continue to support Canada's housing sector.
Income	Growth in incomes is expected to continue, albeit at a moderate pace due to continued uncertainty in global economic markets. As a result, income will grow more modestly in 2012 and 2013. Despite this, growth in incomes will be supportive of housing demand.
Net Migration	Relative to other countries, Canada's economy is expected to be a better performer. Canada is thus expected to attract more immigrants (net international migration), which will push net migration up. This will have a positive impact on housing demand in the medium to long term.
Natural Population	The low birth rate is the major factor in the slowing of growth in the natural population (births minus deaths). This will lessen the demand for additional housing stock in the medium and longer term.
Resale Market	Market conditions for most of 2012 and 2013 are expected to be balanced. Such market conditions will mean less spillover demand for new homes and more moderate housing starts compared to sellers' market conditions.
Vacancy Rates	Moving forward, it is expected that there will continue to be modest purpose-built rental construction and strong rental demand due to high immigration. This, however, will be partly offset by an expanding rented condo market. As a result, vacancy rates across Canada's metropolitan centres will remain relatively stable this year and next.

Special Report: Rental Market Outlook 2012

The rental apartment vacancy rate in Canada's 35[3] major centres decreased to 2.2 per cent in October 2011. For 2012, the vacancy rate is forecast to be unchanged.

The average rental apartment vacancy rate in Canada's 35 major Census Metropolitan Areas (CMA) decreased to 2.2 per cent in October 2011 from 2.6 per cent in October 2010. An increase in youth employment over the 12 months to September 2011, along with immigration, continue to support demand for rental units across Canada.

Higher levels of youth employment (under 25 years of age), which likely increased household formation among young adults, supported rental housing demand.

Although immigration has been moderating in recent years, it remains elevated by historical standards. New immigrants tend to rent first and then move to homeownership.

Reflecting general rental market conditions across Canada, the vacancy rate is expected to be unchanged at 2.2 per cent in 2012.

British Columbia Rental Market Outlook:

Vancouver

An expanding population base and job growth will keep demand for rental accommodation in Vancouver strong in 2012. More than 35,000 new residents are projected to settle in the region annually, many of whom will choose rental housing, at least initially, while becoming established in the community. The relative affordability of rental accommodation in Vancouver, compared to ownership housing, will also support rental demand. These factors, coupled with a scarce supply of new purpose-built rental units, will move the apartment vacancy rate lower and keep rents increasing in line with the provincially mandated allowable rent increase. The average two-bedroom apartment rent will increase to $1,285 in 2012. The vacancy rate is expected to decline from 1.4 per cent in 2011 to 1.1 per cent in 2012.

Victoria

Victoria's apartment vacancy rate will edge down to 1.6 per cent in 2012 as positive net migration and modest employment growth will stimulate rental demand. The tightening of Victoria's rental market will be restrained by continued growth of the secondary rental stock (investor-owned condominiums and basement suites). The secondary rental stock has grown in importance over the years and currently accounts for roughly one half of all rental units in the Victoria CMA. Rents will rise marginally in 2012 in response to three consecutive years of rising vacancy rates in the provincial capital. The average two-bedroom apartment rent will reach $1,070 in 2012.

Kelowna

Kelowna's apartment vacancy rate is forecast to edge higher in 2012. Additions to the stock of apartment rental housing are expected to outstrip growth in demand, pushing up vacancy rates slightly this year. Buildings currently undergoing repairs will come back on stream this year, contributing to higher vacancy rates. Purpose-built apartment accommodation will continue to face competition from investor-owned rentals and the homeownership market in 2012. Rents are forecast to remain stable in response to slightly higher vacancy rates, with the average two-bedroom apartment rent edging up to $925 in 2012.

Prairie Region Rental Market Outlook:

Calgary

The economic expansion is expected to continue supporting rental demand in 2012. Investments in the energy sector are promoting economic growth in Calgary, creating jobs and attracting migrants. In addition, rental supply is not anticipated to see any large increases in the near future. As a result, vacancies throughout the forecast period are expected to slightly decline to 1.8 per cent in October 2012 from 1.9 per cent in 2011. With more demand for rental accommodations, rents are anticipated to increase. As vacancies are expected to remain low, landlords and property owners will offer fewer incentives to attract prospective tenants. The average two-bedroom apartment rent is anticipated to reach $1,125 in October 2012 from $1,084 in October 2011. Despite the rise, the average two-bedroom rent will still be below the peak level of $1,148 reached in 2008.

[3]Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs), with the exception of the Ottawa-Gatineau CMA, which is treated as two centres for Rental Market Survey purposes and Charlottetown which is a Census Agglomeration (CA). Vacancy rates and rents are for two-bedroom apartments in structures with three or more units.

Edmonton

Apartment vacancy rates across Greater Edmonton will decrease for the third consecutive year in 2012, as low unemployment raises net migration into the area. The Metro-wide apartment vacancy rate is expected to decrease from 3.3 per cent in October 2011 to 2.7 per cent this fall. Tighter market conditions and rising operating costs will push average rents higher over the forecast period. With vacancy rates moving lower across the Edmonton region, fewer landlords will also be offering incentives to new tenants, reducing turnovers. A typical two-bedroom unit will rent for close to $1,065 by October 2012.

Regina

Renters in Regina will continue to face challenges locating vacant units in 2012. Solid employment prospects will draw substantial numbers of migrants into Regina, ensuring the elevated migration levels that spearheaded low vacancies from 2006 through 2011 maintain a low vacancy rate this year. Nevertheless, additions to the rental universe, in the form of new rental units, should help lift vacancies over the forecast period. This, along with competition from Regina's expanding secondary rental market, will lead to a slight up-tick in vacancies from 0.6 per cent in October 2011 to 1.0 per cent in 2012. With the average vacancy rate expected to remain relatively low over the forecast period, the average monthly rent for a typical two-bedroom unit will rise from $932 monthly in October 2011 to $965 in October 2012.

Saskatoon

Apartment vacancy rates across Saskatoon are forecast to increase from 2.6 per cent in October 2011 to 2.9 per cent in 2012. Additions to the rental universe through the introduction of newly constructed units, as well as continued competition from the secondary rental market, will provide the major impetus for the increase in vacancies. Tempering the increase in vacancies, however, Saskatoon will continue to attract elevated levels of net migration, albeit lower than the peak set in 2010. On balance, these factors will result in a slight increase in the average vacancy rate in 2012. With the average vacancy rate expected to rise over the forecast period, property managers will temper the pace of rent increases in an effort to minimize costly tenant turnover. Expect the average monthly rent for a two-bedroom suite to rise from $966 in October 2011 to $985 in October 2012.

Winnipeg

Following an increase from 0.8 per cent in October 2010 to 1.1 per cent in October 2011, the vacancy rate in Winnipeg's rental market will remain relatively stable in 2012. Many of the positive economic conditions that encouraged renters to make the move to homeownership will persist in 2012. As these renters leave their units, the number of new renters replacing them will ease slightly as Winnipeg is expected to experience a moderation in net migration over the forecast period. As well, new rental construction will help offset losses to the rental market universe. This will result in a slight increase in the vacancy rate to 1.2 per cent in October 2012. Average rents are forecast to increase at a rate greater than the provincially mandated guideline of 1.0 per cent as the share of existing units in the universe exempt from the guideline due to age or recent rehabilitation continues to increase. Average rents will increase at a rate of 4.0 per cent to reach $910 per month by October of 2012, up from $875 one year earlier.

Ontario Rental Market Outlook:

Toronto

Rental market conditions will remain supportive of low vacancy rates in 2012, holding the average for the GTA to 1.3 per cent. Demographic trends will continue to support strong growth in the population aged 25 to 34, while potential first-time buyers could feel restrained by increased economic uncertainty, slow income growth and persistent challenges associated with ownership affordability. Further downward pressure on vacancies will, however, be limited due to less job creation. The supply of condo rentals will continue to expand quickly as approximately 18,000 new units are completed over the next year. Overall tight rental market conditions will support stronger increases in apartment rents. The average two-bedroom apartment rent will grow in excess of the rent review guideline amount of 3.1 per cent in 2012 to $1,187.

Ottawa

Several factors will strengthen rental demand in Ottawa in 2012. Ottawa will continue to experience positive migration inflows, with a greater than average proportion of highly skilled economic immigrants. Additionally, economic uncertainty may have a dampening effect on ownership demand, keeping the rental market tight. On the other hand, both new purpose-built rental apartment units completed and currently under construction are running at just over 100 units. With moderate rental supply in the coming year, Ottawa's rents will grow at a faster rate than in

2011. The average rent for a two-bedroom apartment is forecast to surpass the $1,120 mark next year and remain one of the highest in the country. Overall, vacancy rates are expected to fall to 1.2 per cent in 2012, the lowest rate since 2001.

Sudbury

The vacancy rate in Sudbury will fall in 2012 to 2.0 per cent. This is due to the fact that global demand for resources extracted from the Sudbury area is expected to remain high. Net migration numbers should return to positive territory given the improved conditions facing the mining industry. This will lead to fewer vacancies as a certain percentage of migrant households will choose rental over homeownership, at least initially. Rents will grow to $908 in 2012.

Windsor

In 2012, the vacancy rate will continue to decline in the Windsor CMA, although more modestly than it did in 2011. The vacancy rate for 2012 will decrease to around 8.0 per cent. Factors which will support rental demand in 2012 include improving employment prospects in the region and a further reduction in the unemployment rate. Additionally, stronger net migration in Windsor in 2012 will support a further decline in the vacancy rate. However, Windsor's homeownership market is very affordable and low mortgage rates are expected to continue through 2012. These factors will encourage some renters to buy in 2012, moderating the vacancy rate reduction for 2012. No significant change in the average rent in the Windsor CMA is expected. For 2012, we expect the average apartment two-bedroom rent to be $760 per month.

Quebec Rental Market Outlook:

Montréal

In 2012, the vacancy rate in the Montréal CMA is forecast to remain relatively stable (2.3 per cent), as demand remains strong relative to supply. On the demand side, the job market and low mortgage rates will continue to prompt renters to opt for homeownership, while net migration to the Montréal CMA (especially international migration) will fuel demand for rental units. In addition, a slight improvement in youth employment and higher enrolment in Montréal's universities and colleges will also contribute to the demand for rental housing. On the supply side, rental apartment construction will continue to be low, as most builders will be concentrating on finishing or starting their condominium or seniors' housing projects. As a result, supply of rental housing will remain stable. For 2012, the average rent is expected to be $730.

Québec

Over the next year, the vacancy rate in the Québec CMA is expected to slightly rise. While the area will continue to benefit from generally favourable economic conditions, employment growth will be moderate and recent increases in supply on the rental market will be soon felt. On the other hand, it is expected that net migration to the area (especially from other areas of the province) will remain strong, fueling demand for rental housing in the coming years. Overall, the vacancy rate will move up reaching 1.8 per cent, with an average rent of $730.

Atlantic Region Rental Market Outlook:

St. John's

The St. John's CMA vacancy rate has hovered around the one per cent level since 2008 and changed from 1.1 per cent in 2010 to 1.3 per cent in 2011. The low vacancy rate can be attributed to increased economic activity and in-migration to the area, driven primarily by the oil sector. Considerable house price growth in this market has also contributed to a slowdown in the movement of renter households to homeownership, particularly among first-time buyers, and this trend is expected to continue throughout 2012. Continued growth in population, income and employment should result in the rental market remaining relatively strong over the forecast period. Finally, the supply of rental units is not expected to materially increase in the short-term. These factors should result in the vacancy rate holding steady around 1.5 per cent in 2012 with the average two-bedroom apartment rent increasing to $825 in 2012 because of the low vacancy rate.

Halifax

The recent decline in vacancy rates was due primarily to steady demand for rental units and reduced levels of new rental supply in the market. While many apartments were started in 2010 and 2011, few of these units were available to rent at the time of the rental market survey in 2011. As of December 2011, there were 2,182 apartment units under construction. These units will near completion in 2012, but it is expected that only a small number will impact the vacancy rate for 2012 as demand for units largely offsets supply. Demand for rental units in the Halifax CMA will be supported by increased economic

and employment growth, due in part to the recently announced federal shipbuilding contract. Anticipated higher levels of positive net-migration will have a positive impact on the demand for all types of housing, including rental units. The result will be a relatively unchanged vacancy rate in 2012 of approximately 2.6 per cent. Average rents in Halifax are expected to continue to rise. Rents will climb due to rising costs of construction and maintenance but also in response to strong demand and the introduction of new units to the local market. Average rents are expected rise between three and four per cent in 2012 to $955.

Moncton

Despite a moderate decline in the overall level of employment, positive net-migration is expected to remain in 2012, which will help support demand for rental accommodation. At the same time, in terms of supply, construction activity in the local rental market has been strong during the past two years with over 800 apartment starts on record during this period. This new construction was not fully reflected in the fall 2011 vacancy rate, which stood at 4.3 per cent, up slightly from the previous year's total of 4.2 per cent. A large number of apartments were started too late in 2011 to be captured in the last rental market survey and were thus not reflected in the fall 2011 data. Last year's stable vacancy rate and low interest rates are expected to spark additional construction activity. The resulting rise in inventory is likely to lead to an overall vacancy rate ranging between 4.5 and 5.0 per cent in 2012. The increase in the average rent should fall between two and three per cent to $730.

British Columbia

Overview

Favourable economic fundamentals, low mortgage interest rates, expected increases in employment and a steady flow of people moving to the province underpin the housing market outlook. Employment growth, which had been concentrated in the Vancouver CMA during 2011, is expected to broaden to other parts of the province during the next two years. The established trend towards full-time job gains is expected to support income growth and homeownership demand in the province. Migration flows, which slowed in 2011 in response to heightened global economic uncertainty, are expected to resume their upward trend in 2012 and 2013. Population growth from people moving to British Columbia will generate demand for goods and services, including housing.

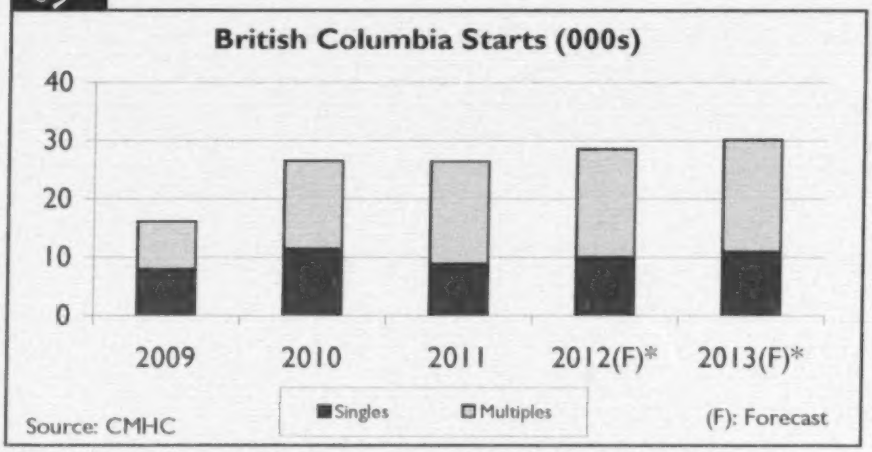
British Columbia's housing market is expected to move upwards over the course of 2012 and 2013, as home builders are expected to gradually ramp up residential construction in response to positive signals from the resale market and economic developments.

The resale market is forecast to maintain balanced supply and demand conditions during 2012. A slightly higher sales-to-new listings ratio, reflecting stronger demand for ownership housing, is projected for 2013 alongside an expected modest pick-up in economic growth.

In Detail

Single Starts: Single-detached housing starts are expected to increase in 2012 and 2013, following a decline in 2011. A gradual pick-up in the near term will be followed by stronger growth in the second half of 2013. Construction is projected to get underway on 10,000 single-detached homes in 2012 and 10,900 homes in 2013.

Figure 1



*The point estimate for provincial total housing starts is 28,500 for 2012 and 30,100 for 2013. Economic uncertainty is reflected by the current range of forecasts which varies from 24,500-31,900 units for 2012 and 26,200-34,000 for 2013.

Multiple Starts: Multi-family construction is forecast to grow at a more moderate pace in 2012 and 2013, following a 17 per cent annual increase in 2011. The forecasted rate of multi-family starts of 18,500 in 2012 and 19,200 in 2013 will be slightly above their ten-year average level. Low-rise apartment and townhouse starts are forecast to continue their upward trend as builders respond to low rental apartment vacancy rates and condominium vacancy rates in Vancouver.

Resales: Resale activity is forecast to pick up during 2012 and 2013 as the stock of housing continues to grow. Close to 82,000 homes are expected to change owners in 2012, with a further 83,900 transactions forecast for 2013.

Prices: The average resale price is projected to decline by 2.3 per cent in 2012 to $548,500. Looking ahead to 2013, the average resale price is forecast to increase by four per cent to just over $570,000.

Alberta

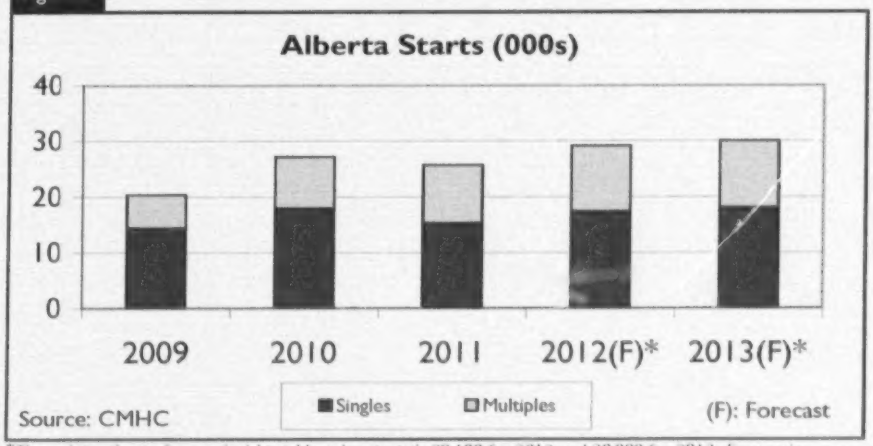
Overview

With respect to overall economic growth, Alberta's real Gross Domestic Product is forecast to grow by 3.5 per cent in 2012 and 3.3 per cent in 2013. Despite low natural gas prices, Alberta's commodity-driven economy will experience the strongest economic growth among Canada's provinces in 2012 and 2013. Substantial investments in exploration and development of Alberta's natural resources will be a key driver of economic growth. Energy exports will continue to dominate the trade sector and generate employment.

After two years of decline Alberta's labour market experienced a large gain in employment in 2011. With most of the employment growth occurring in full-time positions, housing demand is expected to rise in 2012. Employment growth in 2012 and 2013 will not outpace the rebound year in 2011, but will remain about 2.7 per cent. Alberta's labour market conditions are expected to tighten over the next two years, lowering the unemployment rate to below 5.0 per cent and lifting wages.

Economic growth, job creation, and low unemployment rates are attracting more migrants to Alberta. Net migration to Alberta is on an upward trend and the 2011 count will approximately double 2010's total, which was a 15-year low. Over the forecast period, net migration will be close to the ten-year average with about 40,000 people added each year, increasing housing demand for rental and homeownership.

Figure 2



*The point estimate for provincial total housing starts is 29,100 for 2012 and 30,000 for 2013. Economic uncertainty is reflected by the current range of forecasts which varies from 25,100-32,600 units for 2012 and 26,200-34,000 for 2013.

In Detail

Single Starts: A 24 per cent increase in single-detached starts during 2010 caused inventory levels to trend higher and delay some new construction activity in 2011. Moving forward, demand is expected to improve with continued economic growth and job creation. In 2012, single-detached starts are projected to rise by about 14 per cent to 17,300 units. In 2013, price growth and modestly higher mortgage rates will increase financing costs, thus moderating growth to 4.0 per cent, or 18,000 units.

Multiple Starts: Multi-family starts will continue to rise over the forecast period. Production in 2012 is projected to increase by about 12 per cent over 2011 activity to 11,800 units. Meanwhile, 2013 is expected to see 12,000 units, which is about double the recent low of nearly 6,000 units in 2009. After a period of dormancy, the high-rise condominium market is beginning to show signs of activity, and this market should improve with lower inventories and the expected economic and demographic growth.

Resales: Residential MLS® sales in Alberta rose approximately seven per cent in 2011, while new listings decreased by an estimated four per cent. As a result, market balance improved over the course of 2011. Alberta's positive economic and demographic outlook will result in growing demand for resale homes. In 2012, resale transactions are projected to rise to 54,650 units and then increase by over three per cent to 56,550 in 2013.

Prices: Most of Alberta's major resale markets were in buyers' market conditions through 2011, holding price growth to near one per cent. The notable exception was Wood Buffalo, where the oil sands driven economy boosted the average price by around seven per cent. Over the forecast period, gains in employment and migration are expected to lift demand, improve market balance, and increase Alberta's average resale price to $363,650 in 2012 and then to $372,300 in 2013.

Saskatchewan

Overview

Saskatchewan's economic growth will exceed the national average over the forecast period and the province will be among the fastest growing provinces in Canada. Saskatchewan's real Gross Domestic Product is projected to rise by 3.4 per cent in 2012 and 3.2 per cent in 2013. Over the next two years, economic growth will be supported by rising consumer spending on goods and services, as well as increased investment and exports.

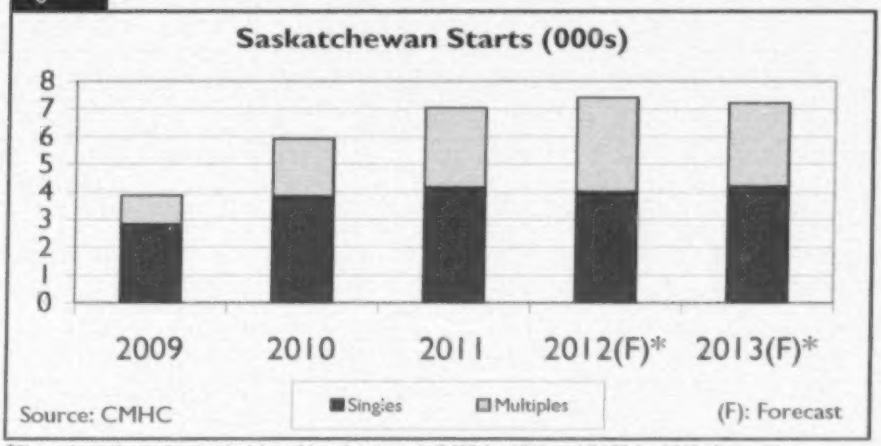
Employment is projected to grow by 1.3 per cent in 2012 and another 1.4 per cent in 2013. Over the forecast period, the unemployment rate is projected to trend lower and average below five per cent annually. Tight labour market conditions will continue to move part-time positions into full-time positions, thus muting overall employment growth as was experienced in 2011. Nevertheless, low unemployment rates will keep wages rising and attract migrants to Saskatchewan.

An expanding economy with employment opportunities and low unemployment rates will continue to attract migrants to Saskatchewan. International migration will be a large factor in population gains, however, Saskatchewan is also projected to experience gains via inter-provincial movement. In 2012 and 2013, net migration to Saskatchewan is forecast to be over 10,000 migrants each year.

In Detail

Single Starts: Saskatchewan's expanding population continues to underpin housing demand. Despite the elevated pace of production, inventory levels have been slow to climb, as absorptions have for the most part kept pace with completions. Provincial builders will maintain elevated production of around 4,000 single-detached homes annually in both 2012 and 2013.

Figure 3*



*The point estimate for provincial total housing starts is 7,400 for 2012 and 7,200 for 2013. Economic uncertainty is reflected by the current range of forecasts which varies from 6,400-8,300 units for 2012 and 6,300-8,200 for 2013.

Multiple Starts: Multi-family starts climbed to 2,879 units in 2011. Persistently low vacancy rates across the province's major centres have fuelled an up-tick in rental construction. In 2011, about a third of all multi-family starts were designated for the rental market. Notwithstanding the elevated pace of production, inventory levels have been slow to climb as absorptions kept pace with completions in 2011. Moving forward, the continued in-flux of migrants will help support demand for both rental and ownership oriented multi-unit dwellings. Given these factors, multi-family starts are forecast to climb to 3,400 units in 2012 before inventory gains moderate activity to 3,000 units in 2013.

Resales: Resale transactions advanced more than 10 per cent in 2011, rising to 11,991 units. Home buyers across Saskatchewan will continue to benefit from a wide selection of listings and a slower pace of resale price increases over the forecast period. Resale transactions will continue to rise, supported by improved labour market conditions, rising wages, and elevated migration patterns. In 2012, sales of existing homes will reach 12,400 transactions, with further gains to 12,650 units in 2013.

Prices: Existing home prices in Saskatchewan rose by 6.7 per cent to $258,386 in 2011. A compositional shift to sales of homes at higher price ranges, particularly in Saskatoon and Regina, will account for a sizable portion of the price increase. In 2012, employment and wage growth, along with favourably low mortgage rates, will sustain the shift to higher priced homes. Nevertheless, the supply of existing homes will remain relatively elevated going into 2012, tempering the pace of price growth. Look for the average MLS® price to be $266,350 in 2012 and $271,350 in 2013.

Manitoba

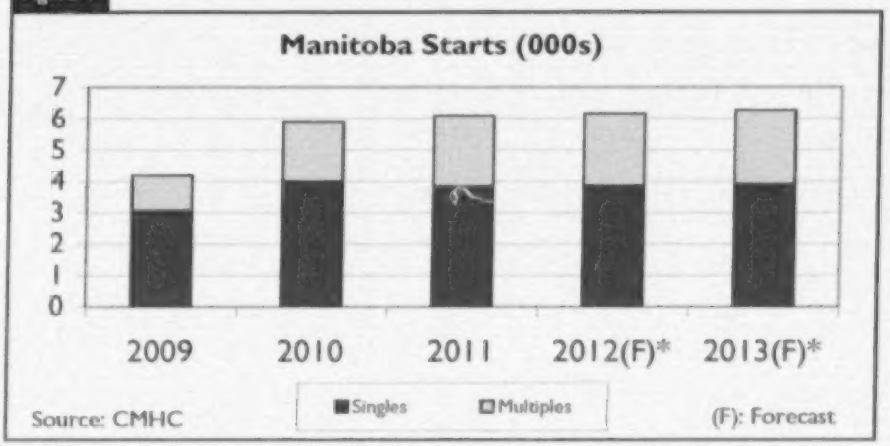
Overview

Manitoba's real Gross Domestic Product is projected to grow by 2.5 per cent in 2012 and 2.4 per cent in 2013.

Retail trade grew at over four per cent in 2011 and a similar pace of growth is projected this year and next. Manitoba's international exports showed strength in 2011 with gains coming from all major sub-sectors. The two largest sub-sectors, agriculture and industrial goods, account for over half of Manitoba's international exports. Both experienced double digit growth in 2011 and will continue to support the economic expansion in 2012 and 2013.

Overall job growth in Manitoba will appear modest through 2013, in part due to tight labour market conditions. Manitoba's unemployment rate is projected to drift lower over the next two years, reaching 5.1 per cent by 2013. This will lift wages, increase full-time employment and attract migrants. Net migration to Manitoba is projected to remain elevated in 2012 and 2013 with migration flows adding an estimated 10,000 people to the province each year, which will in turn support housing demand. All of the net migration gains in 2012 and 2013 are projected to come from international migration. Manitoba's interprovincial migration flows have historically been negative as more people have left the province than arrived from other Canadian jurisdictions, which will continue to be the case over the next two years.

Figure 4



* The point estimate for provincial total housing starts is 6,150 for 2012 and 6,250 for 2013. Economic uncertainty is reflected by the current range of forecasts which varies from 5,300-6,900 units for 2012 and 5,500-7,000 for 2013.

In Detail

Single Starts: Provincial single-detached housing starts remained elevated and finished 2011 on par with the previous year, despite being slowed by spring flooding. Pent-up demand, driven by continued gains in population, wages and employment, will carry over into 2012. Builders, however, will be challenged to maintain their current elevated level of activity as many areas continue to recover from the flood of 2011. Expect single-detached starts to remain very close to current levels in both 2012 and 2013 at 3,850 and 3,900 units, respectively.

Multiple Starts: In 2011, multiple-family builders across the province surpassed the level of activity set in 2010 and finished the year setting a 24-year record. Fuelled by population growth and new household formation, demand for rental accommodation remains high as Manitoba continues to post among the lowest apartment vacancy rates in the country. As a result, multi-family builders will post modest gains, with 2,300 units 2012 and 2,350 units in 2013.

Resales: In 2011, the number of resale transactions in Manitoba rose 5.9 per cent over the previous year and surpassed the previous record set in 2007. Over the forecast period, population gains will continue to feed demand as more buyers enter the market. In addition, existing homeowners will look to move up, spurred by gains in equity. Moderate job growth and rising home prices, however, will constrain sales growth. MLS® resales are forecast to be 14,200 units in 2012 and 14,500 units in 2013.

Prices: Despite the persistence of sellers' market conditions, price appreciation eased in 2011. With supply rising to meet demand, it is expected that price growth will moderate, with 2012 coming in at about $242,500 and 2013 at $249,500.

Ontario

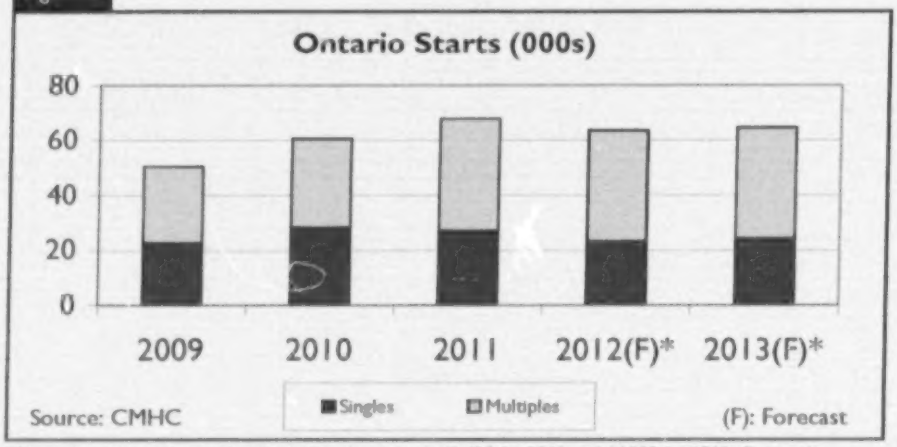
Overview

Despite uncertainty in the global economy, Ontario's housing sector finished on a resilient note in 2011. Moving forward, Ontario housing starts should move closer to demographic demand. Housing activity will slow thanks to slowing growth in consumer discretionary spending, fewer first-time buyers and a modest pace of economic growth.

Ontario's economy is tightly linked to that of the U.S., far more so than other Canadian provinces. Current leading indicators suggest the pace of U.S. economic growth will be very modest moving forward, which will temper growth in international exports. With exports accounting for over 50 per cent of Ontario's GDP, job growth will moderate from 1.8 per cent in 2011 to 0.7 per cent in 2012 with a rebound to 1.6 per cent in 2013. Ontario consumers and the public sector will contribute less to economic growth due to slower employment and income growth and fiscal restraint. Ontario businesses will, however, drive spending, as recent business outlook surveys indicate strong investment intentions.

Approximately 75 per cent of Ontario population growth will be fuelled by stronger immigration levels over the course of the next few years. However, as Ontario's economic and job prospects move lower than the Canadian average in the near term, migratory outflows to other provinces will rise and exert a moderating effect on net migration.

Figure 5



*The point estimate for provincial total housing starts is 63,450 for 2012 and 64,500 for 2013. Economic uncertainty is reflected by the current range of forecasts which varies from 54,600-71,000 units for 2012 and 56,100-72,900 for 2013.

In Detail

Single Starts: Single-detached starts will slow to 23,200 units in 2012 before rising to 24,200 units in 2013. More expensive detached housing will remain sensitive to high levels of economic uncertainty and rising home prices. Land constraints will limit the growth in single-detached construction.

Multiple Starts: Multi-family home construction, led by the apartment sector, has captured a larger share of new home activity. This will likely continue into 2012 and 2013 with over 40,000 multi-family home starts expected in both years. Low primary rental apartment vacancy rates and modest purpose-built rental construction will support investment demand for apartment units.

Resales: The less expensive resale market will remain stable over the next few years averaging 195,000 unit sales, mirroring the performance over the past several years. Low interest rates prompted potential buyers to purchase homes very early during the recovery phase. Less pent-up demand and higher home prices will temper gains in resale home demand. MLS® resales are forecast to be 193,150 in 2012 and 197,850 in 2013.

Prices: Steady sales and higher home listings will move Ontario's resale markets into balance. Local housing markets will be better supplied and prices will be growing below long-term rates of growth and more in line with the rate of inflation by 2012. The average MLS® price will be $374,300 for 2012 and $382,000 for 2013.

Quebec

Overview

The impact of slow economic growth will be compensated by still favourable borrowing conditions and demographic factors, which will support new home construction in 2012 and 2013.

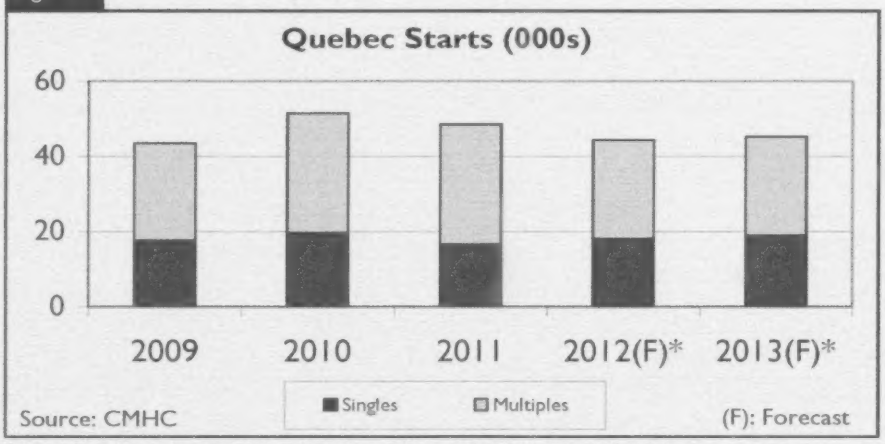
The current climate of uncertainty regarding economic prospects abroad will lead to less vigorous household spending and private investment in the province. Due to these factors, it is expected that provincial GDP will grow by 1.8 per cent in 2012 and by 2.0 per cent in 2013. This environment, combined with a more balanced resale market, will lessen the demand for new homes.

However, in the coming years demographic factors will sustain the province's housing markets and change their complexion. While strong net migration to the province will continue to have a positive impact on the rental and resale markets, levels are expected to remain stable over the coming years as no significant change in immigration targets is expected. Population ageing, on the other hand, will have a growing impact on the dynamics of the housing market as older households re-enter the market in response to their changing housing needs.

In Detail

Single Starts: After 2011's decline in single starts, a rebound is expected this year as 18,000 single-detached homes will be started in 2012, an 8.7 per cent increase. Moving ahead, however, the rising popularity of more affordable multi-family homes and densification trends will limit gains in this market segment somewhat with 2013 seeing 18,800 units built.

Figure 6



*The point estimate for provincial total housing starts is 44,300 for 2012 and 45,100 for 2013. Economic uncertainty is reflected by the current range of forecasts which varies from 38,100-49,600 units for 2012 and 39,300-51,000 for 2013.

Multiple Starts: Following a year of sustained construction in 2011, starts of multi-family dwellings will settle back to more sustainable levels over the course of the next two years. For 2012, multiple starts are expected to be about 26,300 units. Given the current supply of condominium tenure apartments on the market and given the lower growth rate of the population aged 75 and over, which will continue to limit demand for retirement (rental apartment) homes, starts of multi-family homes will remain at a similar level in 2013.

Resales: After recording a slight drop last year, sales recorded by the MLS® system will edge up in the coming years. For 2012, a 1.9 per cent increase is expected to 78,750 resales. In 2013, growth will improve to 3.2 per cent, approximately 81,250 resales.

Prices: Relatively stable demand for resale homes, combined with rising supply, will take some pressure off prices. With a return to more balanced conditions, price growth in the resale market will moderate to about 2.0 per cent for both 2012 and in 2013, pushing the average MLS® price to $257,300 and $262,500, respectively.

New Brunswick

Overview

Economic growth in New Brunswick is expected to remain low over the forecast period. The economic outlook will continue to be affected by a reduction in capital investment throughout the province, particularly in terms of public sector capital expenditures. Declining employment levels for close to three years and some softness in the provincial retail sector will continue to impact the current outlook for economic growth in 2012 and 2013.

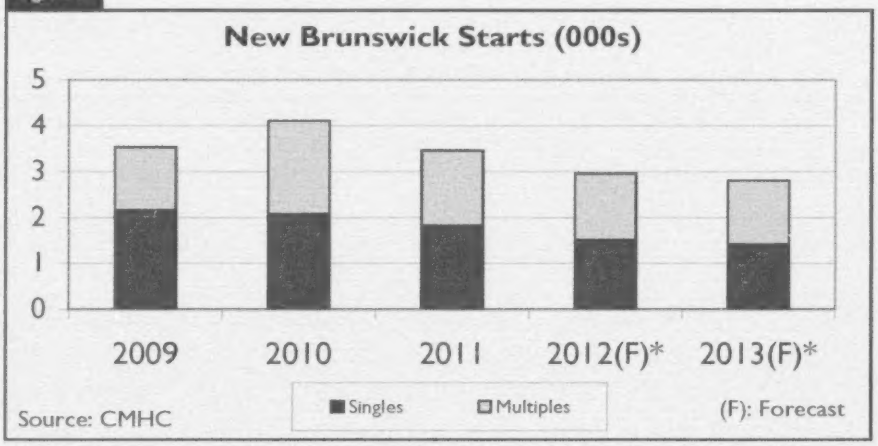
Export growth, supported by refined petroleum products and potash production, will be offset by weakness in the forest sector. Although there was some success reported in natural gas exploration activity in 2011, the recent decline in natural gas prices is expected to reduce exploration activity in 2012. Combined with a softening outlook for large scale private sector investment, the near term prospects for economic growth in the province remain weak.

As a result, moderate GDP growth of 1.2 per cent is forecast for the province in 2012 and 1.5 per cent in 2013.

In Detail

Single Starts: In each of the province's three large urban centres, fewer single-detached starts were recorded in 2011 due to an overall decline in demand leading to reduced construction activity. Despite positive net-migration in some centres, the softness in employment, especially full-time employment, had a dampening effect on housing market activity in 2011. With no significant increase in employment anticipated in the near term, single starts are forecast to decline further to 1,500 units in 2012 followed by a further decline to 1,415 units in 2013.

Figure 7



*The point estimate for provincial total housing starts is 2,950 for 2012 and 2,800 for 2013. Economic uncertainty is reflected by the current range of forecasts which varies from 2,600-3,300 units for 2012 and 2,425-3,175 for 2013.

Multiple Starts: Multiple starts in New Brunswick's three large urban centres showed some weakness in 2011, however, semi-detached starts, which account for a significant portion of total starts in Greater Moncton, have remained stronger. Meanwhile, Moncton and Saint John, both benefactors of solid apartment unit construction in 2010, are seeing a pullback in performance. Fredericton, on the other hand, is only seeing modest improvements. As a result, the overall forecast for multiples will be down provincially in 2012 to 1,450 units, followed by a further decline to 1,385 units in 2013.

Resales: Overall for 2011, activity in the resale market was stable in comparison to 2010, with a small increase in sales in two of New Brunswick's three large urban centres. Overall market conditions continued to benefit potential home buyers in 2011 as mortgage rates remain low in historical terms. Nevertheless, overall demand is not expected to rise. Consequently, MLS® sales should reach 6,250 units in 2012, with a further decline to 6,000 in 2013.

Prices: The inventory of available homes remained at historically high levels in New Brunswick's large urban centres in 2011. With reduced demand for existing homes, price growth will continue to be limited as it was in 2011. Nevertheless, the upward trend in MLS® prices will remain intact over the forecast period. Expect the average sale price to rise to $162,000 in 2012 and $164,000 in 2013.

Nova Scotia

Overview

Economic growth in 2012 is expected to accelerate to 2.0 per cent in part due to the increase in spending from the recently announced shipbuilding contract. The contract will mean significant growth in the manufacturing sector for Nova Scotia and Halifax in 2012 and beyond. Looking ahead to 2013, economic growth will rise further to about 2.7 per cent.

For the energy sector, higher energy prices and reduced levels of energy exports in 2011 will be offset by the startup of production from Deep Panuke in 2012.

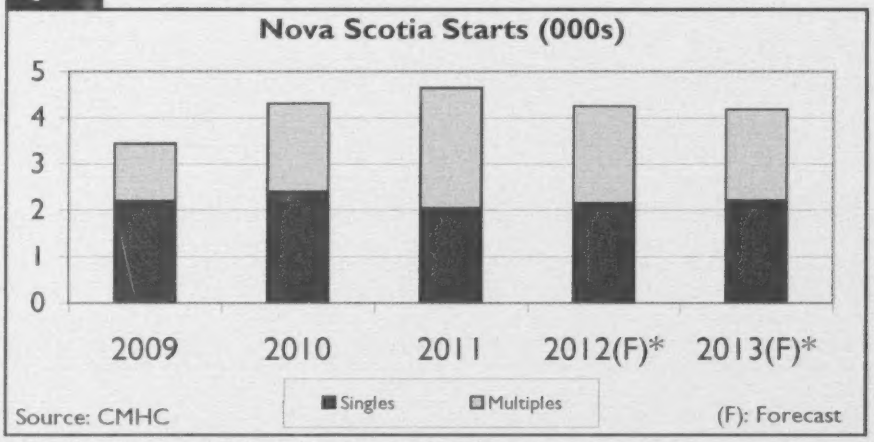
Improved economic growth will lift employment by 1.5 per cent in both 2012 and 2013. This, in turn, will increase migration to the province and help sustain housing demand.

In Detail

Single Starts: Single-detached home construction slowed in 2011. The rate of activity is going to shift upward in 2012 as a result of improved employment. For 2012 an increase of close to five per cent to 2,150 units is expected, while 2013 will see a modest increase to 2,200 units.

Multiple Starts: Multi-residential starts continued to grow 2011. Growth in this segment can largely be attributed to high levels of apartment construction in Halifax. With the demand for rental units expected to remain high in Halifax, multiple starts will remain elevated, but at a more sustainable pace over the forecast period. Expect multiple-unit starts to decline to 2,100 units in 2012 with small drop in 2013 to 1,975 units.

Figure 8



*The point estimate for provincial total housing starts is 4,250 for 2012 and 4,175 for 2013. Economic uncertainty is reflected by the current range of forecasts which varies from 3,800-4,700 units for 2012 and 3,610-4,740 for 2013.

Resales: Existing home sales in Nova Scotia saw little change in 2011 compared to 2010. After a slow start to the year, the 2011 summer-fall pick-up in activity resulted in sales levels ending up largely unchanged compared to 2010. Given the improved employment situation, expect sales to increase 1.3 per cent in 2012 to 10,450 units with a moderate drop of just under two per cent in 2013 to 10,250 units.

Prices: Overall, prices were up 3.1 per cent in 2011. Expect the average existing home sale price to reach $220,000 in 2012 and increase to $227,500 in 2013.

Prince Edward Island

Overview

Growth will be weaker in 2012 as a result of a slowdown in capital spending and a softening in private sector investment. Economic growth is forecast at 1.3 per cent in 2012 and 1.7 per cent in 2013.

Tourism and agriculture, two traditional industries supporting economic growth, continue to be affected by the strong Canadian dollar, resulting in weakness over the forecast period. However, potato sales could rebound in the first half of 2012 as a result of a smaller 2011 harvest in Maine, thus increasing demand for PEI potatoes. The province is also seeing growth in soybean production.

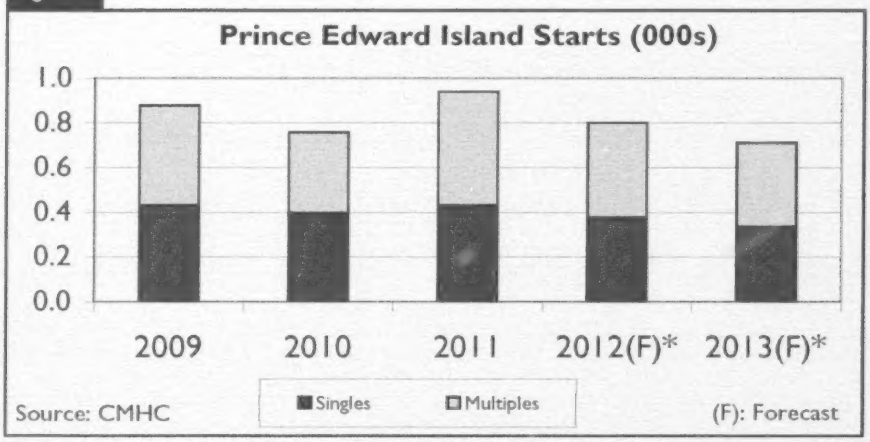
While emerging sectors, such as information technology and biosciences, will provide some support for the provincial economy, growth in these sectors is not expected to offset the declines in the larger more established sectors of the provincial economy.

The recent increase in migration to the province has been significant at helping to support the housing sector and retail spending activity, especially in Charlottetown. Although the level of migration is expected to weaken over the next two years, the recent increase in population will help support a more vibrant economy in the Charlottetown area in 2012.

In Detail

Single Starts: Single-detached construction will moderate in 2012 and 2013. While strong in-migration is expected to provide support to the local housing market, it will not be enough to lift the market. Expect single starts to decline to 375 units in 2012 with a further drop to 335 units in 2013.

Figure 9



*The point estimate for provincial total housing starts is 800 for 2012 and 710 for 2013. Economic uncertainty is reflected by the current range of forecasts which varies from 705-895 units for 2012 and 615-805 for 2013.

Multiple Starts: Multiple-unit starts were stronger in 2011. At the same time, the apartment vacancy rate in Charlottetown has begun to climb due to more new units being added to supply. As a result, expect a decline in multiple starts to 425 units in 2012 before falling further to 375 units in 2013.

Resales: PEI is expected to experience modest declines in the number of MLS® sales over the next two years. Sales are forecast to be 1,375 units in 2012 with an additional pullback to 1,300 units in 2013.

Prices: The average MLS® sales price is expected to remain near the level reported in 2011, with the current trend pointing to a moderate increase. Rising listings, along with a slowdown in new home construction, will limit price increases compared to the gains recorded over the past decade. The average MLS® sales price is expected to be $153,000 in 2012 and $155,000 in 2013.

Newfoundland and Labrador

Overview

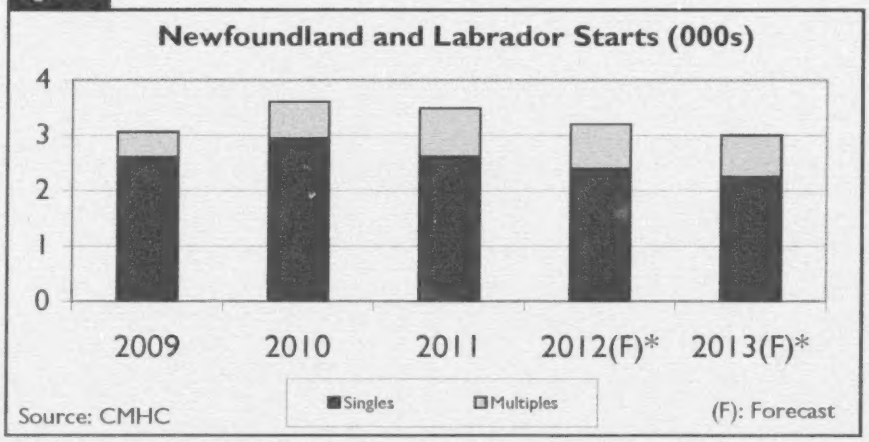
In Newfoundland and Labrador (NL), energy and mining project development, as well as current production and mining activity, will remain the key drivers of growth. Capital investment will also provide a significant level of stimulus for the provincial economy.

Current indicators of growth for 2011 include strong employment gains and positive growth in consumer spending activity. These trends, along with solid income growth, are expected to support the overall outlook for 2012. Economic growth will also continue to come from the mining sector which continues to benefit from the rise in global demand for commodities. Expect 1.5 per cent growth in Gross Domestic Product in 2012 and 2.5 per cent in 2013. The small pullback in the rate of growth in 2012 from 2011 is related to a continuing decline in oil production. The small rebound in 2013 is related to further increases in energy and mining-related spending activity.

In Detail

Single Starts: In 2011, a stronger labour market and low mortgage rates were offset by the continuing rise in house prices. This trend is expected to continue in 2012. As a result, the provincial single-detached housing market will continue to slowdown moderately. A total of 2,400 single starts are expected in 2012 and 2,250 units are forecast for 2013.

Figure 10



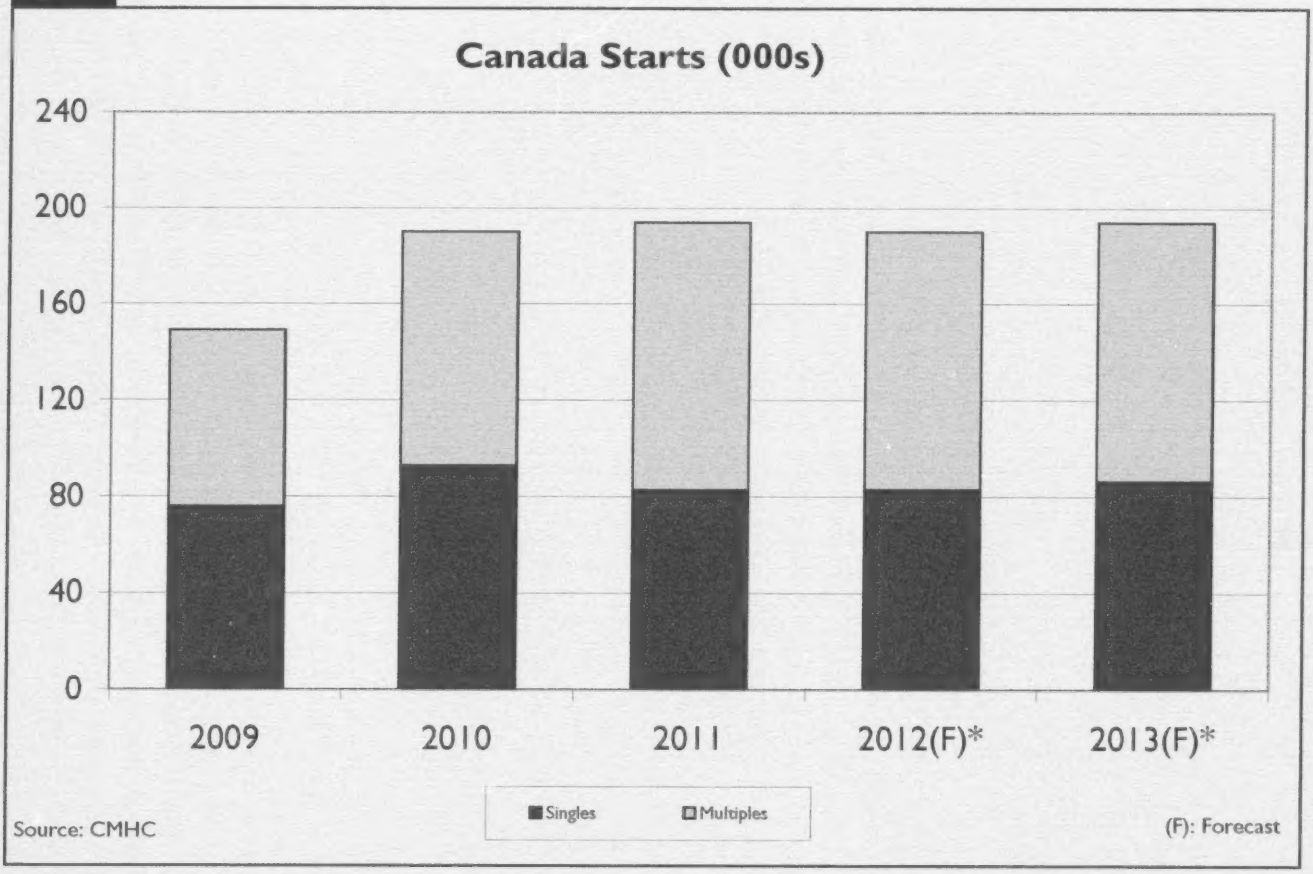
*The point estimate for provincial total housing starts is 3,200 for 2012 and 3,000 for 2013. Economic uncertainty is reflected by the current range of forecasts which varies from 2,850-3,550 units for 2012 and 2,600-3,400 for 2013.

Multiple Starts: Multiple-unit construction will slow to 800 units in 2012 and 750 units in 2013, after reaching 876 units in 2011. The mid-priced condo market continues to develop at a slower than anticipated pace, but smaller households and a rapidly ageing population are expected to support condo and rental demand in St. John's over the forecast period. Higher single-detached house prices should also stimulate additional demand for semi-detached attached housing among lower income buyers.

Resales: After record buying activity in recent years, resale demand will moderate, but remain steady in 2012 and 2013. Accordingly, the expectation is for a decrease to 4,250 provincial MLS® sales in 2012 and a moderate decline to 4,000 sales for 2013

Prices: Slowing demand for existing housing, paired with a higher supply of inventory throughout the province, will see average MLS® house price growth moderate over the forecast period. The expectation is for price growth to slow to 2.4 per cent in 2012 and just under two per cent in 2013. Prices are expected to average $257,500 in 2012 and $262,500 next year.

Figure 11



*The point estimate for total housing starts is 190,000 for 2012 and 193,800 for 2013. Economic uncertainty is reflected by the current range of forecasts which varies from 164,000-212,700 units for 2012 and 168,900-219,300 for 2013.

Table 1: Total Housing Starts
(units** and percentage change)

	2009	2010	2011	2012(F)	2013(F)	2012Q1(F)	2012Q2(F)	2012Q3(F)	2012Q4(F)	2013Q1(F)	2013Q2(F)	2013Q3(F)	2013Q4(F)
NFLD	**3,057**	**3,606**	**3,488**	**3,200**	**3,000**	**2,900**	**3,200**	**3,500**	**3,200**	**2,900**	**3,100**	**3,100**	**2,900**
%	-6.3	18.0	-3.3	-8.3	-6.3	-9.4	10.3	9.4	-8.6	-9.4	6.9	0.0	-6.5
PEI	**877**	**756**	**940**	**800**	**710**	**700**	**875**	**875**	**750**	**665**	**725**	**800**	**650**
%	23.2	-13.8	24.3	-14.9	-11.3	-41.7	25.0	0.0	-14.3	-11.3	9.0	10.3	-18.8
NS	**3,438**	**4,309**	**4,644**	**4,250**	**4,175**	**4,100**	**4,400**	**4,300**	**4,200**	**4,100**	**4,400**	**4,200**	**4,000**
%	-13.7	25.3	7.8	-8.5	-1.8	-16.3	7.3	-2.3	-2.3	-2.4	7.3	-4.5	-4.8
NB	**3,521**	**4,101**	**3,452**	**2,950**	**2,800**	**2,800**	**3,100**	**3,150**	**2,750**	**2,750**	**2,900**	**2,950**	**2,600**
%	-17.6	16.5	-15.8	-14.5	-5.1	-26.3	10.7	1.6	-12.7	0.0	5.5	1.7	-11.9
QUE	**43,403**	**51,363**	**48,387**	**44,300**	**45,100**	**44,700**	**44,400**	**44,100**	**43,800**	**44,200**	**44,700**	**45,400**	**46,100**
%	-9.4	18.3	-5.8	-8.4	1.8	-8.0	-0.7	-0.7	-0.7	0.9	1.1	1.6	1.5
ONT	**50,370**	**60,433**	**67,821**	**63,450**	**64,500**	**64,500**	**64,000**	**63,000**	**62,120**	**63,000**	**64,000**	**65,000**	**66,000**
%	-32.9	20.0	12.2	-6.4	1.7	-3.6	-0.8	-1.6	-1.4	1.4	1.6	1.6	1.5
MAN	**4,174**	**5,888**	**6,083**	**6,150**	**6,250**	**6,050**	**6,150**	**6,250**	**6,150**	**6,150**	**6,150**	**6,250**	**6,450**
%	-24.6	41.1	3.3	1.1	1.6	-17.1	1.7	1.6	-1.6	0.0	0.0	1.6	3.2
SASK	**3,866**	**5,907**	**7,031**	**7,400**	**7,200**	**7,300**	**7,400**	**7,400**	**7,500**	**7,200**	**7,200**	**6,900**	**7,500**
%	-43.4	52.8	19.0	5.2	-2.7	0.0	1.4	0.0	1.4	-4.0	0.0	-4.2	8.7
ALTA	**20,298**	**27,088**	**25,704**	**29,100**	**30,000**	**28,700**	**28,500**	**29,200**	**30,000**	**30,800**	**30,000**	**30,000**	**29,200**
%	-30.4	33.5	-5.1	13.2	3.1	-5.0	-0.7	2.5	2.7	2.7	-2.6	0.0	-2.7
BC	**16,077**	**26,479**	**26,400**	**28,500**	**30,100**	**27,700**	**28,200**	**28,900**	**29,200**	**29,500**	**29,800**	**30,400**	**30,700**
%	-53.2	64.7	-0.3	8.0	5.6	4.5	1.8	2.5	1.0	1.0	1.0	2.0	1.0
CAN*	**149,081**	**189,930**	**193,950**	**190,000**	**193,800**	**189,450**	**190,225**	**190,675**	**189,670**	**191,265**	**192,975**	**195,000**	**196,100**
%	-29.4	27.4	2.1	-2.0	2.0	-5.2	0.4	0.2	-0.5	0.8	0.9	1.0	0.6

SOURCE: CMHC

(F) Forecast by CMHC

* Canadian total excludes Territories. The point estimate for the forecast of national total housing starts is 190,000 units for 2012 and 193,800 units for 2013. Economic uncertainty is reflected by the current range of forecasts which varies from 164,000-212,700 units for 2012 and 168,900-219,300 units for 2013.

** Quarterly levels are seasonally adjusted at annual rates.

Note: Canadian total may not add to the sum of the provinces due to rounding

Table 2: Single-Detached Housing Starts
(units** and percentage change)

	2009	2010	2011	2012(F)	2013(F)	2012Q1(F)	2012Q2(F)	2012Q3(F)	2012Q4(F)	2013Q1(F)	2013Q2(F)	2013Q3(F)	2013Q4(F)
NFLD	**2,606**	**2,941**	**2,612**	**2,400**	**2,250**	**2,300**	**2,400**	**2,500**	**2,400**	**2,200**	**2,300**	**2,300**	**2,200**
%	-4.4	12.9	-11.2	-8.1	-6.3	-8.0	4.3	4.2	-4.0	-8.3	4.5	0.0	-4.3
PEI	**430**	**396**	**431**	**375**	**335**	**325**	**425**	**400**	**350**	**315**	**350**	**375**	**300**
%	-17.5	-7.9	8.8	-13.0	-10.7	-45.8	30.8	-5.9	-12.5	-10.0	11.1	7.1	-20.0
NS	**2,193**	**2,392**	**2,045**	**2,150**	**2,200**	**2,000**	**2,200**	**2,300**	**2,100**	**2,000**	**2,200**	**2,400**	**2,200**
%	-16.8	9.1	-14.5	5.1	2.3	0.0	10.0	4.5	-8.7	-4.8	10.0	9.1	-8.3
NB	**2,154**	**2,068**	**1,823**	**1,500**	**1,415**	**1,400**	**1,500**	**1,650**	**1,450**	**1,400**	**1,400**	**1,550**	**1,310**
%	-14.5	-4.0	-11.8	-17.7	-5.7	-26.3	7.1	10.0	-12.1	-3.4	0.0	10.7	-15.5
QUE	**17,535**	**19,549**	**16,554**	**18,000**	**18,800**	**17,700**	**17,900**	**18,100**	**18,300**	**18,700**	**18,700**	**18,900**	**19,100**
%	-11.3	11.5	-15.3	8.7	4.4	4.7	1.1	1.1	1.1	2.2	0.0	1.1	1.1
ONT	**22,634**	**28,089**	**26,884**	**23,200**	**24,200**	**24,000**	**23,000**	**22,500**	**23,120**	**23,500**	**24,000**	**24,500**	**25,000**
%	-27.2	24.1	-4.3	-13.7	4.3	-13.7	-4.2	-2.2	2.8	1.6	2.1	2.1	2.0
MAN	**3,042**	**3,976**	**3,831**	**3,850**	**3,900**	**3,800**	**3,800**	**3,900**	**3,900**	**3,800**	**3,900**	**3,900**	**4,000**
%	-17.6	30.7	-3.6	0.5	1.3	-9.5	0.0	2.6	0.0	-2.6	2.6	0.0	2.6
SASK	**2,829**	**3,830**	**4,152**	**4,000**	**4,200**	**3,800**	**4,100**	**4,200**	**3,900**	**4,100**	**4,400**	**4,000**	**4,300**
%	-37.4	35.4	8.4	-3.7	5.0	-2.6	7.9	2.4	-7.1	5.1	7.3	-9.1	7.5
ALTA	**14,344**	**17,851**	**15,193**	**17,300**	**18,000**	**16,300**	**17,100**	**17,600**	**18,200**	**18,600**	**18,000**	**18,000**	**17,400**
%	-2.5	24.4	-14.9	13.9	4.0	5.8	4.9	2.9	3.4	2.2	-3.2	0.0	-3.3
BC	**7,892**	**11,462**	**8,867**	**10,000**	**10,900**	**9,600**	**9,800**	**10,200**	**10,400**	**10,500**	**10,700**	**11,100**	**11,300**
%	-28.2	45.2	-22.6	12.8	9.0	7.9	2.1	4.1	2.0	1.0	1.9	3.7	1.8
CAN*	**75,659**	**92,554**	**82,392**	**82,700**	**86,300**	**81,225**	**82,225**	**83,350**	**84,120**	**85,115**	**85,950**	**87,025**	**87,110**
%	-18.8	22.3	-11.0	0.4	4.4	-3.4	1.2	1.4	0.9	1.2	1.0	1.3	0.1

SOURCE: CMHC

(F) Forecast by CMHC.

* Canadian total excludes Territories. The point estimate for the forecast of national single-detached housing starts is 82,700 units for 2012 and 86,300 units for 2013. Economic uncertainty is reflected by the current range of forecasts which varies from 71,500-92,700 units for 2012 and 76,300-98,300 units for 2013.

** Quarterly levels are seasonally adjusted at annual rates.

Note: Canadian total may not add to the sum of the provinces due to rounding

Table 3: Multiple Housing Starts
(units** and percentage change)

	2009	2010	2011	2012(F)	2013(F)	2012Q1(F)	2012Q2(F)	2012Q3(F)	2012Q4(F)	2013Q1(F)	2013Q2(F)	2013Q3(F)	2013Q4(F)
NFLD	**451**	**665**	**876**	**800**	**750**	**600**	**800**	**1,000**	**800**	**700**	**800**	**800**	**700**
%	-15.9	47.5	31.7	-8.7	-6.3	-14.3	33.3	25.0	-20.0	-12.5	14.3	0.0	-12.5
PEI	**447**	**360**	**509**	**425**	**375**	**375**	**450**	**475**	**400**	**350**	**375**	**425**	**350**
%	134.0	-19.5	41.4	-16.5	-11.8	-37.5	20.0	5.6	-15.8	-12.5	7.1	13.3	-17.6
NS	**1,245**	**1,917**	**2,599**	**2,100**	**1,975**	**2,100**	**2,200**	**2,000**	**2,100**	**2,100**	**2,200**	**1,800**	**1,800**
%	-7.5	54.0	35.6	-19.2	-6.0	-27.6	4.8	-9.1	5.0	0.0	4.8	-18.2	0.0
NB	**1,367**	**2,033**	**1,629**	**1,450**	**1,385**	**1,400**	**1,600**	**1,500**	**1,300**	**1,350**	**1,500**	**1,400**	**1,290**
%	-22.1	48.7	-19.9	-11.0	-4.5	-26.3	14.3	-6.3	-13.3	3.8	11.1	-6.7	-7.9
QUE	**25,868**	**31,814**	**31,833**	**26,300**	**26,300**	**27,000**	**26,500**	**26,000**	**25,500**	**25,500**	**26,000**	**26,500**	**27,000**
%	-8.0	23.0	0.1	-17.4	0.0	-14.8	-1.9	-1.9	-1.9	0.0	2.0	1.9	1.9
ONT	**27,736**	**32,344**	**40,937**	**40,250**	**40,300**	**40,500**	**41,000**	**40,500**	**39,000**	**39,500**	**40,000**	**40,500**	**41,000**
%	-36.9	16.6	26.6	-1.7	0.1	3.6	1.2	-1.2	-3.7	1.3	1.3	1.3	1.2
MAN	**1,132**	**1,912**	**2,252**	**2,300**	**2,350**	**2,250**	**2,350**	**2,350**	**2,250**	**2,350**	**2,250**	**2,350**	**2,450**
%	-38.7	68.9	17.8	2.1	2.2	-27.4	4.4	0.0	-4.3	4.4	-4.3	4.4	4.3
SASK	**1,037**	**2,077**	**2,879**	**3,400**	**3,000**	**3,500**	**3,300**	**3,200**	**3,600**	**3,100**	**2,800**	**2,900**	**3,200**
%	-55.1	100.3	38.6	18.1	-11.8	2.9	-5.7	-3.0	12.5	-13.9	-9.7	3.6	10.3
ALTA	**5,954**	**9,237**	**10,511**	**11,800**	**12,000**	**12,400**	**11,400**	**11,600**	**11,800**	**12,200**	**12,000**	**12,000**	**11,800**
%	-58.8	55.1	13.8	12.3	1.7	-16.2	-8.1	1.8	1.7	3.4	-1.6	0.0	-1.7
BC	**8,185**	**15,017**	**17,533**	**18,500**	**19,200**	**18,100**	**18,400**	**18,700**	**18,800**	**19,000**	**19,100**	**19,300**	**19,400**
%	-64.9	83.5	16.8	5.5	3.8	2.8	1.7	1.6	0.5	1.1	0.5	1.0	0.5
CAN*	**73,422**	**97,376**	**111,558**	**107,300**	**107,500**	**108,225**	**108,000**	**107,325**	**105,550**	**106,150**	**107,025**	**107,975**	**108,990**
%	-37.7	32.6	14.6	-3.8	0.2	-6.5	-0.2	-0.6	-1.7	0.6	0.8	0.9	0.9

SOURCE: CMHC

(F) Forecast by CMHC

* Canadian total excludes Territories. The point estimate for the forecast of national multiple starts is 107,300 units for 2012 and 107,500 units for 2013. Economic uncertainty is reflected by the current range of forecasts which varies from 92,500-120,000 units for 2012 and 92,600-121,000 units for 2013.

** Quarterly levels are seasonally adjusted at annual rates.

Note: Canadian total may not add to the sum of the provinces due to rounding

Table 4: Multiple Housing Starts by Type (Units)

		2009	2010	2011	2012(F)	2013(F)
NF	Semi-Detached	55	126	87	90	90
	Row	92	149	135	110	110
	Apartment	304	390	654	600	550
	Total	451	665	876	800	750
PEI	Semi-Detached	56	69	70	65	60
	Row	68	50	47	45	40
	Apartment	323	241	392	315	275
	Total	447	360	509	425	375
NS	Semi-Detached	274	373	418	300	310
	Row	187	200	241	200	210
	Apartment	784	1,344	1,940	1,600	1,455
	Total	1,245	1,917	2,599	2,100	1,975
NB	Semi-Detached	449	475	472	435	445
	Row	220	221	211	190	190
	Apartment	698	1,337	946	825	750
	Total	1,367	2,033	1,629	1,450	1,385
QC	Semi-Detached	3,438	4,359	4,002	3,800	3,750
	Row	1,633	2,029	1,855	1,500	1,550
	Apartment	20,797	25,426	25,976	21,000	21,000
	Total	25,868	31,814	31,833	26,300	26,300
ON	Semi-Detached	3,007	3,006	3,142	2,750	2,850
	Row	7,121	10,255	9,288	9,000	9,250
	Apartment	17,608	19,083	28,507	28,500	28,200
	Total	27,736	32,344	40,937	40,250	40,300
MAN	Semi-Detached	191	181	243	219	224
	Row	307	387	672	368	376
	Apartment	634	1,344	1,337	1,713	1,750
	Total	1,132	1,912	2,252	2,300	2,350
SK	Semi-Detached	138	226	243	372	328
	Row	350	485	878	1,071	945
	Apartment	549	1,366	1,758	1,957	1,727
	Total	1,037	2,077	2,879	3,400	3,000
ALB	Semi-Detached	2,267	2,737	2,811	3,183	3,238
	Row	1,654	2,596	2,473	2,761	2,808
	Apartment	2,033	3,904	5,227	5,856	5,955
	Total	5,954	9,237	10,511	11,800	12,000
B.C.	Semi-Detached	1,239	1,454	1,082	1,400	1,600
	Row	2,276	3,485	3,647	3,800	4,000
	Apartment	4,670	10,078	12,804	13,300	13,600
	Total	8,185	15,017	17,533	18,500	19,200
CAN*	Semi-Detached	11,114	13,006	12,570	12,589	12,759
	Row	13,908	19,857	19,447	19,046	19,479
	Apartment	48,400	64,513	79,541	75,666	75,262
	Total	73,422	97,376	111,558	107,300	107,500

Source: CMHC (F) Forecast. * Totals may not add due to rounding.

Table 5: Total Residential Resales
(units** and percentage change)

	2009	2010	2011	2012(F)	2013(F)	2012Q1(F)	2012Q2(F)	2012Q3(F)	2012Q4(F)	2013Q1(F)	2013Q2(F)	2013Q3(F)	2013Q4(F)
NFLD	**4,416**	**4,236**	**4,480**	**4,250**	**4,000**	**4,000**	**4,200**	**4,600**	**4,200**	**3,800**	**4,000**	**4,300**	**3,900**
%	-5.9	-4.1	5.8	-5.1	-5.9	-18.1	5.0	9.5	-8.7	-9.5	5.3	7.5	-9.3
PEI	**1,404**	**1,487**	**1,521**	**1,375**	**1,300**	**1,300**	**1,350**	**1,450**	**1,400**	**1,300**	**1,350**	**1,400**	**1,150**
%	-0.6	5.9	2.3	-9.6	-5.5	-14.5	3.8	7.4	-3.4	-7.1	3.8	3.7	-17.9
NS	**10,021**	**10,036**	**10,312**	**10,450**	**10,250**	**10,200**	**10,500**	**10,700**	**10,400**	**10,200**	**10,300**	**10,400**	**10,100**
%	-7.8	0.1	2.8	1.3	-1.9	-8.4	2.9	1.9	-2.8	-1.9	1.0	1.0	-2.9
NB	**7,003**	**6,702**	**6,599**	**6,250**	**6,000**	**6,250**	**6,400**	**6,250**	**6,100**	**5,700**	**6,200**	**6,300**	**5,800**
%	-7.3	-4.3	-1.5	-5.3	-4.0	-4.4	2.4	-2.3	-2.4	-6.6	8.8	1.6	-7.9
QUE	**79,108**	**80,029**	**77,268**	**78,750**	**81,250**	**76,500**	**78,500**	**80,000**	**80,000**	**81,000**	**81,250**	**81,250**	**81,500**
%	3.1	1.2	-3.4	1.9	3.2	-6.0	2.6	1.9	0.0	1.3	0.3	0.0	0.3
ONT	**195,840**	**195,591**	**200,334**	**193,150**	**197,850**	**197,500**	**191,000**	**190,000**	**194,000**	**199,000**	**200,000**	**197,000**	**195,500**
%	8.2	-0.1	2.4	-3.6	2.4	-4.9	-3.3	-0.5	2.1	2.6	0.5	-1.5	-0.8
MAN	**13,086**	**13,164**	**13,944**	**14,200**	**14,500**	**14,000**	**14,000**	**14,400**	**14,400**	**14,300**	**14,400**	**14,400**	**14,900**
%	-3.2	0.6	5.9	1.8	2.1	-6.1	0.0	2.9	0.0	-0.7	0.7	0.0	3.5
SASK	**11,095**	**10,872**	**11,991**	**12,400**	**12,650**	**11,600**	**12,800**	**12,800**	**12,400**	**12,600**	**12,500**	**12,500**	**12,900**
%	5.3	-2.0	10.3	3.4	2.0	-11.3	10.3	0.0	-3.1	1.6	-0.8	0.0	3.2
ALTA	**57,543**	**49,723**	**53,146**	**54,650**	**56,550**	**54,500**	**54,700**	**54,300**	**55,100**	**56,500**	**56,600**	**56,100**	**57,000**
%	2.7	-13.6	6.9	2.8	3.5	1.6	0.4	-0.7	1.5	2.5	0.2	-0.9	1.6
BC	**85,028**	**74,640**	**76,721**	**81,900**	**83,900**	**80,000**	**80,500**	**83,000**	**84,000**	**83,000**	**83,500**	**84,000**	**85,000**
%	23.4	-12.2	2.8	6.8	2.4	6.4	0.6	3.1	1.2	-1.2	0.6	0.6	1.2
CAN*	**464,544**	**446,480**	**456,316**	**457,300**	**468,200**	**455,850**	**453,950**	**457,500**	**462,000**	**467,400**	**470,100**	**467,650**	**467,750**
%	7.7	-3.9	2.2	0.2	2.4	-3.1	-0.4	0.8	1.0	1.2	0.6	-0.5	0.0

SOURCE: The Canadian Real Estate Association (CREA), QFREB by Centris®, FCIQ par Centris®.

(F) Forecast by CMHC.

* Canadian total does not include the Territories. The point estimate for the forecast of national residential resales is 457,300 units for 2012 and 468,200 units for 2013. Economic uncertainty is reflected by the current range of forecasts which varies from 406,000-504,500 units for 2012 and 417,600-517,400 units for 2013.

** Quarterly levels are seasonally adjusted at annual rates.

Note: Canadian total may not add to the sum of the provinces due to rounding

Table 6: Average Residential Resale Price

($** and percentage change)

	2009	2010	2011	2012(F)	2013(F)	2012Q1(F)	2012Q2(F)	2012Q3(F)	2012Q4(F)	2013Q1(F)	2013Q2(F)	2013Q3(F)	2013Q4(F)
NFLD	**206,374**	**235,341**	**251,581**	**257,500**	**262,500**	**252,000**	**259,000**	**262,285**	**256,000**	**259,130**	**263,500**	**265,000**	**262,000**
%	15.6	14.0	6.9	2.4	1.9	-1.9	2.8	1.3	-2.4	1.2	1.7	0.6	-1.1
PEI	**146,044**	**147,196**	**149,617**	**153,000**	**155,000**	**149,000**	**152,000**	**158,485**	**152,000**	**153,000**	**155,000**	**157,000**	**154,825**
%	4.4	0.8	1.6	2.3	1.3	9.2	2.0	4.3	-4.1	0.7	1.3	1.3	-1.4
NS	**196,690**	**206,186**	**212,512**	**220,000**	**227,750**	**216,000**	**218,850**	**220,000**	**225,070**	**222,500**	**227,500**	**235,818**	**225,000**
%	3.6	4.8	3.1	3.5	3.5	-2.2	1.3	0.5	2.3	-1.1	2.2	3.7	-4.6
NB	**154,906**	**157,240**	**160,545**	**162,000**	**164,000**	**159,900**	**162,500**	**164,000**	**161,575**	**161,000**	**164,500**	**166,682**	**163,500**
%	6.3	1.5	2.1	0.9	1.2	-2.2	1.6	0.9	-1.5	-0.4	2.2	1.3	-1.9
QUE	**225,368**	**241,456**	**252,159**	**257,300**	**262,500**	**255,000**	**257,000**	**258,000**	**259,000**	**261,000**	**262,000**	**263,000**	**264,000**
%	4.7	7.1	4.4	2.0	2.0	-0.7	0.8	0.4	0.4	0.8	0.4	0.4	0.4
ONT	**318,366**	**342,245**	**366,272**	**374,300**	**382,000**	**371,500**	**373,000**	**375,250**	**377,500**	**379,400**	**381,300**	**382,800**	**384,350**
%	5.3	7.5	7.0	2.2	2.1	0.4	0.4	0.6	0.6	0.5	0.5	0.4	0.4
MAN	**201,343**	**222,132**	**234,604**	**242,500**	**249,500**	**241,000**	**242,000**	**242,600**	**244,500**	**247,000**	**249,000**	**250,500**	**251,300**
%	5.8	10.3	5.6	3.4	2.9	-1.7	0.4	0.2	0.8	1.0	0.8	0.6	0.3
SASK	**232,882**	**242,258**	**258,386**	**266,350**	**271,350**	**263,000**	**264,600**	**267,600**	**270,000**	**270,500**	**272,000**	**272,000**	**273,000**
%	4.0	4.0	6.7	3.1	1.9	-1.3	0.6	1.1	0.9	0.2	0.6	0.0	0.4
ALTA	**341,818**	**352,301**	**355,808**	**363,650**	**372,300**	**359,900**	**362,800**	**365,200**	**366,620**	**369,000**	**371,400**	**373,500**	**375,354**
%	-3.4	3.1	1.0	2.2	2.4	0.1	0.8	0.7	0.4	0.6	0.7	0.6	0.5
BC	**465,725**	**505,178**	**561,304**	**548,500**	**570,400**	**540,000**	**545,000**	**551,000**	**558,000**	**565,000**	**569,000**	**572,000**	**576,000**
%	2.4	8.5	11.1	-2.3	4.0	0.3	0.9	1.1	1.3	1.3	0.7	0.5	0.7
CAN*	**320,394**	**339,062**	**363,365**	**368,900**	**379,000**	**365,301**	**366,871**	**369,912**	**373,400**	**375,901**	**377,988**	**379,880**	**382,038**
%	5.1	5.8	7.2	1.5	2.7	1.2	0.4	0.8	0.9	0.7	0.6	0.5	0.6

SOURCE: The Canadian Real Estate Association (CREA), QFREB by Centris®, FCIQ par Centris®.

(F) Forecast by CMHC.

* Canadian average does not include the Territories. The point estimate for the forecast of national residential resales is $368,900 for 2012 and $379,000 for 2013. Economic uncertainty is reflected by the current range of forecasts which varies from $330,000-$410,000 for 2012 and $335,000-$430,000 for 2013.

** Quarterly averages are seasonally adjusted.

Table 7: Employment
(annual percentage change)

	2007	2008	2009	2010	2011	2012(F)	2013(F)
NFLD	0.8	1.0	-2.9	3.3	2.7	1.3	1.5
PEI	0.7	1.2	-1.3	2.9	2.0	0.8	1.0
NS	1.6	0.9	-0.1	0.2	0.1	1.6	1.5
NB	1.9	0.6	0.1	-0.9	-1.2	0.8	0.8
QUE	2.4	1.2	-0.8	1.7	1.0	0.8	1.7
ONT	1.8	1.6	-2.5	1.7	1.8	0.7	1.6
MAN	1.7	1.7	0.0	1.9	0.8	1.0	1.0
SASK	2.4	1.7	1.3	0.9	0.3	1.2	1.4
ALTA	3.9	3.1	-1.4	-0.4	3.8	2.8	2.7
BC	3.5	2.0	-2.1	1.7	0.8	2.2	2.6
CAN*	2.4	1.7	-1.6	1.4	1.6	1.4	2.0

Source: Statistics Canada, (F) Forecast by CMHC.

*The point estimate for the forecast of national employment growth is 1.4 per cent for 2012 and 2.0 for 2013. Economic uncertainty is reflected by the current range of forecasts which varies from 1.1 per cent to 1.8 per cent for 2012 and 1.7 per cent to 2.4 per cent per cent for 2013.

Table 8: Unemployment Rate
(percent)

	2007	2008	2009	2010	2011	2012(F)	2013(F)
NFLD	13.5	13.2	15.5	14.4	12.7	12.5	12.1
PEI	10.3	10.8	12.1	11.2	11.3	11.8	11.8
NS	8.0	7.7	9.2	9.3	8.8	8.6	8.6
NB	7.5	8.5	8.8	9.3	9.5	9.5	9.5
QUE	7.2	7.2	8.5	8.0	7.8	7.4	7.1
ONT	6.4	6.5	9.0	8.7	7.8	7.8	7.6
MAN	4.4	4.2	5.2	5.4	5.4	5.3	5.2
SASK	4.2	4.1	4.8	5.2	5.0	4.9	4.7
ALTA	3.5	3.6	6.6	6.5	5.5	4.9	4.8
BC	4.3	4.6	7.7	7.6	7.5	6.9	6.8
CAN*	6.0	6.1	8.3	8.0	7.4	7.3	6.3

Source: Statistics Canada, (F) Forecast by CMHC.

National forecast based on the November 2011 Consensus Forecasts Report published by Consensus Economics.

*The point estimate for the forecast of national unemployment is 7.3 per cent for 2012 and 6.3 for 2013. Economic uncertainty is reflected by the current range of forecasts which varies from 7.1 per cent to 7.6 per cent for 2012 and 5.6 per cent to 6.5 per cent for 2013.

Table 9: Gross Domestic Product
(annual percentage change)

	2007	2008	2009	2010	2011(E)	2012(F)	2013(F)
NFLD	9.2	-0.4	-9.0	6.1	4.7	1.5	2.5
PEI	1.8	0.7	0.2	2.6	1.4	1.3	1.7
NS	1.6	2.7	0.0	1.9	1.5	2.0	2.7
NB	1.1	0.6	-0.4	3.1	1.2	1.2	1.5
QUE	2.1	1.3	-0.7	2.5	2.0	1.8	2.0
ONT	2.0	-0.6	-3.2	3.0	2.1	1.7	2.2
MAN	2.7	3.8	-0.3	2.4	2.3	2.5	2.4
SASK	3.6	4.6	-3.8	4.0	3.7	3.4	3.2
ALTA	1.7	0.9	-4.5	3.3	3.2	3.5	3.3
BC	3.0	0.7	-2.1	3.0	2.3	2.5	2.9
CAN*	2.2	0.7	-2.8	3.2	2.3	2.1	2.5

Source: Statistics Canada, (E) Estimate and (F) Forecast by CMHC.

National forecast based on the November 2011 Consensus Forecasts Report published by Consensus Economics.

*The point estimate for the forecast of national GDP growth is 2.1 per cent for 2012 and 2.5 for 2013. Economic uncertainty is reflected by the current range of forecasts which varies from 1.7 per cent to 2.4 per cent for 2012 and 2.0 per cent to 2.9 per cent per cent for 2013.

Table 10: Total Net Migration *
(number of persons)

	2007	2008	2009	2010	2011(E)	2012(F)	2013(F)
NFLD	-1,838	394	3,056	-161	-500	500	500
PEI	381	1,253	1,689	2,253	1,250	750	500
NS	-642	1,631	3,373	1,923	-250	2,000	1,750
NB	678	1,225	2,040	2,646	800	400	400
QUE	30,840	37,091	48,329	45,881	43,580	44,700	46,200
ONT	84,717	88,700	93,686	110,331	89,266	93,450	93,450
MAN	7,150	6,162	9,601	10,957	10,000	10,500	10,400
SASK	9,279	9,494	10,059	9,103	10,400	10,500	10,600
ALTA	44,978	56,985	28,957	19,613	38,500	39,000	39,500
BC	59,109	64,901	59,978	42,027	40,800	52,000	55,500
CAN**	234,652	267,836	260,768	244,573	233,846	253,800	258,800

Source: Statistics Canada, (E) Estimate and (F) Forecast by CMHC.

* Sum of interprovincial migration, international migration and non-permanent residents.

** Excludes Territories.

Table 11a: Local Market Indicators

Census Metropolitan Area		Total Housing Starts	Single-Detached	NHPI Annual % Change	MLS® Sales	MLS® Avg. Price	Rental Vac. Rate (3+ units, all bedrooms)	Average Rent (3+ units, two bedrooms)
Victoria	2,011	1,642	609	-1.5	5,773	498,300	2.1	1,045
	2012(F)	1,800	650	0.5	6,100	503,000	1.6	1,070
	2013(F)	1,900	750	1.0	6,300	506,000	1.4	1,090
Vancouver*	2011	17,867	3,686	-0.3	32,936	779,730	1.4	1,237
	2012(F)	18,500	3,800	-0.1	34,000	768,000	1.1	1,285
	2013(F)	19,200	4,000	0.5	36,500	807,000	0.9	1,325
Abbotsford	2011	537	245	n.a.	2,410	340,984	6.7	800
	2012(F)	650	250	n.a.	2,200	340,000	6.0	815
	2013(F)	675	250	n.a.	2,100	344,000	6.0	830
Kelowna	2011	934	539	n.a.	3,330	404,756	3.0	922
	2012(F)	950	600	n.a.	3,600	409,000	3.3	925
	2013(F)	1,150	700	n.a.	4,100	417,000	2.9	934
Edmonton	2011	9,332	5,017	1.0	16,963	325,595	3.3	1,034
	2012(F)	10,100	5,600	1.7	17,200	334,000	2.7	1,065
	2013(F)	10,650	6,000	1.9	17,600	344,000	2.3	1,105
Calgary	2011	9,292	5,084	-0.1	22,466	402,851	1.9	1,084
	2012(F)	10,300	5,500	1.0	23,000	409,000	1.8	1,125
	2013(F)	10,700	5,700	2.0	23,700	420,000	1.6	1,175
Saskatoon	2011	2,994	1,608	1.4	4,043	309,823	2.6	966
	2012(F)	3,025	1,575	2.5	4,200	319,000	2.9	985
	2013(F)	2,950	1,600	3.4	4,250	326,000	3.2	1,000
Regina	2011	1,694	958	5.0	3,899	277,473	0.6	932
	2012(F)	1,775	925	4.6	4,000	289,000	1.0	965
	2013(F)	1,775	950	4.3	4,100	299,000	1.2	985
Winnipeg	2011	3,331	2,002	4.8	12,297	241,408	1.1	875
	2012(F)	3,450	2,025	3.9	12,550	250,000	1.2	910
	2013(F)	3,500	2,050	3.8	12,800	258,000	1.4	950
Thunder Bay	2011	374	188	-0.1	1,373	168,672	1.7	772
	2012(F)	355	195	1.0	1,360	179,000	1.5	793
	2013(F)	340	220	1.0	1,390	189,000	1.3	815
Sudbury	2011	595	321	-0.1	2,507	229,485	2.8	881
	2012(F)	570	330	1.0	2,550	235,200	2.0	908
	2013(F)	550	350	1.0	2,630	238,800	1.8	935
Windsor	2011	719	466	-2.8	5,050	164,900	8.1	753
	2012(F)	690	440	-1.0	4,875	169,500	8.0	760
	2013(F)	725	490	1.0	4,975	172,250	7.7	765

Sources: CMHC, Canadian Real Estate Association, Local Real Estate Boards, Statistics Canada.

*MLS® sales and prices for the Vancouver CMA refer only to the Real Estate Board of Greater Vancouver (REBGV) board area, which does not include Surrey, Langley, White Rock, and North Delta.

n.a.: Data not available. (F) Forecast by CMHC. NHPI values for 2011 are estimates due to the fact that December 2011 NHPI data was not available at the time of this document's creation.

Table 11b: Local Market Indicators

Census Metropolitan Area		Total Housing Starts	Single-Detached	NHPI Annual % Change	MLS® Sales	MLS® Avg. Price	Rental Vac. Rate (3+ units, all bedrooms)	Average Rent (3+ units, two bedrooms)
London	2011	1,748	1,176	0.1	8,272	233,731	3.8	881
	2012(F)	1,700	1,050	0.5	8,000	240,000	3.6	899
	2013(F)	2,050	1,250	1.0	8,300	244,000	4.2	910
Kitchener	2011	2,954	1,186	2.9	6,409	308,557	1.7	889
	2012(F)	2,850	1,200	2.0	6,320	315,000	1.9	916
	2013(F)	2,925	1,275	2.0	6,450	320,000	2.0	935
St. Catharines-Niagara	2011	1,110	655	-0.5	5,820	223,000	3.2	833
	2012(F)	1,080	600	1.0	5,800	229,000	3.4	845
	2013(F)	1,150	635	1.0	5,850	231,000	3.4	862
Hamilton	2011	2,460	1,368	1.6	13,932	332,000	3.4	884
	2012(F)	2,280	1,325	1.4	13,700	341,000	2.8	825
	2013(F)	2,450	1,400	1.6	13,900	347,500	2.6	837
Toronto	2011	39,745	11,247	4.6	91,760	466,352	1.4	1,149
	2012(F)	37,100	8,500	3.8	88,500	478,700	1.3	1,187
	2013(F)	36,400	8,200	2.3	90,500	487,700	1.6	1,217
Barrie	2011	700	354	n.a.	4,228	287,588	1.7	1,001
	2012(F)	514	300	n.a.	4,117	294,778	1.5	1,032
	2013(F)	565	340	n.a.	4,199	299,199	2.0	1,058
Peterborough	2011	351	239	n.a.	2,507	254,605	3.5	899
	2012(F)	320	220	n.a.	2,430	259,000	3.0	910
	2013(F)	390	260	n.a.	2,520	263,300	2.8	930
Brantford	2011	428	231	n.a.	1,971	237,500	1.8	792
	2012(F)	460	250	n.a.	1,940	241,000	1.3	785
	2013(F)	505	275	n.a.	2,050	246,000	1.4	798
Guelph	2011	764	260	n.a.	2,982	305,100	1.1	903
	2012(F)	725	275	n.a.	2,880	311,100	1.4	930
	2013(F)	750	300	n.a.	2,940	316,200	1.5	950
Oshawa*	2011	1,859	1,384	n.a.	9,604	314,450	1.8	941
	2012(F)	1,984	1,410	n.a.	9,250	319,500	1.7	975
	2013(F)	2,000	1,570	n.a.	9,300	323,000	2.0	995
Kingston	2011	959	467	n.a.	3,179	261,968	1.1	965
	2012(F)	765	400	n.a.	3,120	266,000	1.6	998
	2013(F)	680	450	n.a.	3,200	271,300	1.8	1,020

Sources: CMHC, Canadian Real Estate Association, Local Real Estate Boards, Statistics Canada.

MLS® data for St. Catharines-Niagara is aggregated using total numbers of the area's three real estate boards.

*MLS® numbers reflect all of Durham Region.

n.a.: Data not available. (F) Forecast by CMHC. NHPI values for 2011 are estimates due to the fact that December 2011 NHPI data was not available at the time of this document's creation.

Table 11c: Local Market Indicators

Census Metropolitan Area		Total Housing Starts	Single-Detached	NHPI Annual % Change	MLS® Sales	MLS® Avg. Price	Rental Vac. Rate (3+ units, all bedrooms)	Average Rent (3+ units, two bedrooms)
Ottawa	2011	5,794	2,134	3.0	14,551	344,791	1.4	1,086
	2012(F)	5,700	1,950	2.0	14,000	354,000	1.2	1,122
	2013(F)	5,950	2,050	2.3	14,250	361,500	1.1	1,152
Gatineau	2011	2,420	784	3.0	3,859	234,271	2.2	731
	2012(F)	2,400	750	2.0	3,900	246,000	2.1	750
	2013(F)	2,300	725	2.3	3,875	255,000	2.0	765
Montréal	2011	22,719	4,653	2.8	40,403	314,038	2.5	719
	2012(F)	19,400	4,600	1.4	41,700	322,000	2.3	730
	2013(F)	18,000	4,500	2.0	42,500	329,000	2.0	740
Trois-Rivières	2011	1,114	335	n.a.	972	156,917	3.9	547
	2012(F)	1,000	325	n.a.	950	163,500	4.2	565
	2013(F)	925	325	n.a.	910	168,000	4.5	580
Sherbrooke	2011	1,575	557	n.a.	1,762	215,724	4.7	577
	2012(F)	1,550	525	n.a.	1,800	223,500	4.7	590
	2013(F)	1,500	500	n.a.	1,750	232,000	4.5	605
Québec	2011	5,445	1,349	1.3	7,209	247,152	1.6	718
	2012(F)	4,900	1,200	2.0	7,500	257,000	1.8	730
	2013(F)	4,500	1,100	2.0	7,600	267,000	2.0	740
Saguenay	2011	859	475	n.a.	1,358	179,033	1.4	557
	2012(F)	900	375	n.a.	1,390	188,000	1.4	565
	2013(F)	700	350	n.a.	1,420	196,000	1.8	575
Saint John	2011	361	220	0.8	1,572	170,354	5.9	670
	2012(F)	360	220	1.5	1,525	176,500	5.4	680
	2013(F)	320	200	1.5	1,500	180,000	5.0	695
Moncton	2011	1,194	384	0.8	2,467	158,561	4.3	715
	2012(F)	1,050	350	1.5	2,400	160,500	4.8	730
	2013(F)	1,010	335	1.5	2,325	164,000	5.0	745
Halifax	2011	2,954	900	1.7	5,939	259,060	2.4	925
	2012(F)	2,670	1,100	3.0	6,250	275,000	2.6	955
	2013(F)	2,510	1,200	3.0	6,350	285,000	3.1	980
St. John's	2011	1,923	1,304	4.3	3,647	268,608	1.3	771
	2012(F)	1,750	1,225	2.0	3,500	275,000	1.5	825
	2013(F)	1,600	1,150	1.5	3,300	280,000	1.5	850
Charlottetown	2011	534	201	1.5	546	199,580	3.3	761
	2012(F)	465	190	1.0	550	205,000	4.5	765
	2013(F)	400	175	0.9	500	208,000	5.0	790
ALL 35 LISTED CENTRES	2011	149,281	52,586	2.2	347,996	391,982	2.2	882
	2012(F)	144,088	50,230	2.0	347,157	399,417	2.3	899
	2013(F)	143,695	51,625	1.9	355,934	412,594	2.2	919

Sources: CMHC, Canadian Real Estate Association, QFREB by Centris®, FCIQ par Centris® Local Real Estate Boards, Statistics Canada.

MLS® data for St. Catharines-Niagara is aggregated using total numbers of the area's three real estate boards.

*MLS® numbers reflect all of Durham Region.

n.a.: Data not available. (F) Forecast by CMHC. NHPI values for 2011 are estimates due to the fact that December 2011 NHPI data was not available at the time of this document's creation.

Table 12: Major Housing Indicators
(levels and quarter-to-quarter percent change)

	2010Q1	2010Q2	2010Q3	2010Q4	2011Q1	2011Q2	2011Q3	2011Q4
New Housing								
Building permits, units, thousands	211.6	206.0	202.5	192.4	194.4	198.2	201.6	197.2
% change	*-0.2*	*-2.7*	*-1.7*	*-5.0*	*1.1*	*1.9*	*1.7*	*-2.2*
Housing starts, total, thousands	107.3	98.3	88.2	80.9	77.5	82.4	85.3	84.1
% change	*11.0*	*-8.4*	*-10.3*	*-8.3*	*-4.2*	*6.3*	*3.5*	*-1.4*
Housing starts, singles, thousands	107.3	98.3	88.2	80.9	77.5	82.4	85.3	84.1
% change	*11.0*	*-8.4*	*-10.3*	*-8.3*	*-4.2*	*6.3*	*3.5*	*-1.4*
Housing starts, multiples, thousands	87.1	100.4	102.9	99.1	97.3	112.2	120.0	115.8
% change	*5.8*	*15.3*	*2.5*	*-3.7*	*-1.8*	*15.3*	*7.0*	*-3.5*
Housing completions, total,	37,611	46,513	54,373	48,358	36,669	44,455	49,331	45,168
% change	*-16.5*	*23.7*	*16.9*	*-11.1*	*-24.2*	*21.2*	*11.0*	*-8.4*
New Housing Price Index, 1997=100	102.5	103.2	103.4	103.8	104.5	105.3	105.8	106.4
% change ***	*0.9*	*0.7*	*0.2*	*0.4*	*0.6*	*0.8*	*0.5*	*0.5*
Existing Housing								
MLS® resales, units, thousands	496,612	449,584	401,484	439,988	459,216	443,916	453,560	470,268
% change	*-5.5*	*-9.5*	*-10.7*	*9.6*	*4.4*	*-3.3*	*2.2*	*3.7*
MLS® average resale price, $	338,885	336,616	333,745	346,550	364,120	366,722	361,885	360,840
% change	*-0.6*	*-0.7*	*-0.9*	*3.8*	*5.1*	*0.7*	*-1.3*	*-0.3*
Mortgage Market								
1-year mortgage rate, per cent*	3.60	3.70	3.37	3.30	3.45	3.63	3.50	3.50
5-year mortgage rate, per cent*	5.58	6.04	5.52	5.31	5.32	5.56	5.32	5.29
Residential Investment								
Total, $1997 millions	80,246	80,188	79,152	78,955	80,231	80,557	82,672	n.a
% change	*4.4*	*-0.1*	*-1.3*	*-0.2*	*1.6*	*0.4*	*2.6*	n.a
New, $1997 millions	32,296	34,591	34,854	33,025	32,732	34,013	35,351	n.a
% change	*9.9*	*7.1*	*0.8*	*-5.2*	*-0.9*	*3.9*	*3.9*	n.a
Alterations, $1997 millions	37,384	37,148	37,008	36,620	37,560	37,628	38,264	n.a
% change	*4.0*	*-0.6*	*-0.4*	*-1.0*	*2.6*	*0.2*	*1.7*	n.a
Transfer costs, $1997 millions	11,932	10,200	9,260	10,836	11,432	10,644	10,804	n.a
% change	*-4.2*	*-14.5*	*-9.2*	*17.0*	*5.5*	*-6.9*	*1.5*	n.a
Deflator, 1997=100	141.0	142.2	142.4	144.6	145.2	146.0	146.7	n.a
% change	*0.3*	*0.9*	*0.2*	*1.5*	*0.4*	*0.6*	*0.5*	n.a

Sources: CMHC, Statistics Canada, Bank of Canada, Canadian Real Estate Association.

n.a.: Data not available.

* All indicators are seasonally adjusted and annualized except the New Housing Price Index and the Residential Investment Deflator which are only seasonally adjusted and housing completions and the 1-year and 5-year mortgage rates which are not adjusted or annualized.

** Residential Investment includes outlays for new permanent housing, conversion costs, cost of alterations and improvements, supplementary costs, and transfer costs.

*** The New Hosuing Price Index (NHPI) for 2011Q4 represents the period October to November 2011. The December NHPI was not available at the time of this publication's creation.

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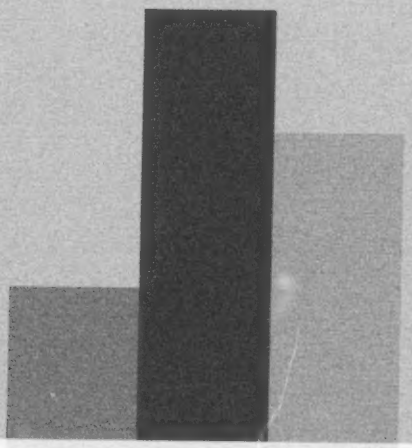

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- Housing Market Outlook, Highlight Reports – Canada and Regional
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